



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**94 Yorkstone Heath SW  
Calgary, Alberta**

**MLS # A2300829**

**\$689,900**



<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,111 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Welcome to this beautifully maintained home offering over 2,100 sq ft of thoughtfully designed living space in the sought-after community of Yorkville. Featuring 3 bedrooms and 2.5 bathrooms, this newer construction home combines modern style with everyday functionality—perfect for growing families or those who love to entertain. The main floor showcases an open-concept layout with a bright and inviting living area, large windows that flood the space with natural light, and a contemporary kitchen complete with sleek cabinetry, ample counter space, and a central island ideal for gatherings. A dedicated dining area and convenient main floor powder room complete this level. Upstairs, you’ll find generously sized bedrooms, including a comfortable primary retreat featuring a walk-in closet and private ensuite. Two additional bedrooms offer flexibility for family, guests, or a home office, along with a well-appointed full bathroom. The unfinished basement offers excellent potential for future development, allowing you to customize the space to suit your needs. Enjoy convenient access to schools, parks, shopping, and major commuter routes including Deerfoot Trail, Stoney Trail, and Macleod Trail. Located in one of South Calgary’s most sought-after communities, this is an exceptional opportunity to own a stylish home in a growing and family-friendly neighborhood. Don’t miss your chance to make this exceptional property your next home!