



**33 Yorklyn Heath SW
Calgary, Alberta**

MLS # A2311258

\$730,990



Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: Contact Seller Directly

Click brochure link for more details. West-backing onto greenspace and a pond, the Whistler's foyer and extra wide staircase welcome you into this comfortable family home. The large, open concept luxury vinyl plank main floor is ideal for simple mornings around the quartz breakfast bar, lively family meals and quality time in your living room. With the walk-in pantry and mudroom just off the garage, clutter always remains out of view. When it's time to get to work, the dedicated den is the ultimate space to focus. The spacious second floor, with four bedrooms and multiple walk-in closets, gives each family member their own space. While the main floor encourages shared family moments, the second floor allows for "me time". Discover a conveniently located laundry room and linen closet across the hall from a full bathroom. After a long day, relax in your generously sized primary bedroom, complete with a walk-in closet and an ensuite. A separate side entrance and 9' basement foundation have been added with potential future development in mind (pending permits and approvals). Mattamy includes 8 solar panels on all homes as a standard inclusion! *Renderings are representative - exterior colours may vary.