



GRASSROOTS

REALTY GROUP

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107 Yorkstone Villas SW
Calgary, Alberta

MLS # A2313024



\$662,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, No Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Builder Appliance Package		

The Monarch brings about the true essence of home with a defined foyer that leads into an open great room with an electric fireplace and a kitchen with a wealth of full-height cabinet space centered around an oversized quartz island. The main floor has upgraded 8' doors and is completed with luxury vinyl plank flooring. A separate den provides flexible main floor space for formal dining or dedicated workspace. Upstairs, three bedrooms are thoughtfully arranged around a full bath and additional loft space. The practical primary bedroom features French doors, 2 walk-in closets, and a private Bath Oasis ensuite with soaker tub, stand-up shower, dual sinks and a water closet. for a calm and comfortable retreat. Mattamy includes 8 solar panels, Hardie Board siding and built on wide lots as a standard on all their homes. This home will be ready to move in July! Located walking distance to a central park with a pavilion, pathways, parks and ponds.