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55 Yorkstone Terrace SW
Calgary, Alberta

MLS # A2316851

$760,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

The Maclaren opens into a welcoming foyer and front den before transitioning into a spacious main living area. The main floor is finished with upgraded 8' doors and luxury vinyl plank flooring throughout . The kitchen wows with a wealth of full-height cabinets, stainless steel chimney hood fan and an oversized quartz island and breakfast bar that connects seamlessly to the dining and great room with fireplace. A pantry, powder room, and mudroom enhance daily functionality. Upstairs, the primary bedroom is a true sanctuary and includes a walk-in closet and private ensuite with dual sinks and glass shower enclosure, offering comfort and privacy. The upstairs laundry room and main bathroom are centrally located. 3 additional sizable bedrooms give everyone in the family a place to call their own. A separate side entrance and 9' foundation have been added for the benefit of any future basement development plans. A sunshine basement is an added bonus of natural light! Hurry and book your showing today!

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