



**85 Yorkstone Heath SW
Calgary, Alberta**

MLS # A2320252



\$678,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

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

Welcome to this beautifully maintained home in the desirable community of Yorkville. Thoughtfully designed with both everyday living and entertaining in mind, this home offers over 2100 sq.ft. of living space, a BRIGHT OPEN-CONCEPT layout and plenty of space for the whole family. The MAIN FLOOR features 9-FOOT CEILINGS, a SPACIOUS KITCHEN overlooking the dining and living areas, a convenient 2-PIECE POWDER ROOM, and a dedicated MUD ROOM with access DIRECTLY THROUGH TO THE KITCHEN AND PANTRY, making grocery runs a breeze. Upstairs, you'll find a LARGE BONUS ROOM perfect for movie nights, a play area, or home office. Two generously sized BEDROOMS each feature WALK-IN CLOSETS and share a 4-PIECE BATHROOM, while the spacious PRIMARY RETREAT offers a WALK-IN CLOSET and private 4-PIECE ENSUITE with DUAL SINKS. Step outside to enjoy the BACKYARD DECK, ideal for summer BBQs and relaxing evenings. The DOUBLE ATTACHED GARAGE provides plenty of room for vehicles and storage, while the undeveloped basement offers endless potential to create additional living space tailored to your needs. Located in Yorkville, residents enjoy parks, playgrounds, walking paths, and beautiful green spaces throughout the community. Commuting is easy with quick access to MACLEOD TRAIL and STONEY TRAIL, while nearby shopping, restaurants, schools, and everyday amenities are just minutes away. This is an excellent opportunity to own a MOVE-IN-READY FAMILY HOME in one of Calgary's growing southwest communities.