



GRASSROOTS

REALTY GROUP

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**146 Yorkstone Way SW
Calgary, Alberta**

MLS # A2326714



\$899,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,850 sq.ft.	Age:	2021 (5 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: N/A

Welcome to The Bishop by Mattamy Homes, a turnkey luxury masterpiece in Yorkville offering over 3,800 sq. ft. of total living space packed with over \$150,000 in premium upgrades. This stunning 4+2 bedroom detached home boasts high-end Design Studio finishes including quartz countertops, LVP flooring, and a chef's kitchen, alongside a rare main-floor in-law suite with a wheelchair-accessible bathroom. Upstairs, enjoy a massive bonus room and a primary bedroom featuring an exclusive Architect's Choice Bath Oasis ensuite, while the newly installed A/C ensures year-round comfort. The fully finished basement adds two guest bedrooms and a versatile recreation area—where the custom entertainment centre is completely negotiable—all situated just minutes from Yorkville's planned schools, recreational facilities, and beautiful environmental reserves. Call today to book your private showing!