



GRASSROOTS
REALTY GROUP

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20 Yorklyn Heath SW
Calgary, Alberta

MLS # A2329498



\$837,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,875 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot		

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

Inclusions: Builders Appliance Package

Welcome to the Armstrong Craftsman built by Mattamy Homes, a beautifully designed 2,875 sq. ft. home that blends distinctive architecture with exceptional functionality. Step inside to a bright and inviting great room, ideal for entertaining family and friends. The thoughtfully designed kitchen is the heart of the home, showcasing a uniquely shaped island, quartz countertops, stainless steel appliances, chimney hood fan, abundant cabinetry, and a spacious walk-in pantry for all your storage needs. A convenient powder room, functional mudroom with garage access, and versatile main floor den provide flexible living options, whether you need a home office, study, or additional living space. Just a few steps away, the impressive family room features soaring ceilings, creating the perfect setting for relaxing evenings or gathering with loved ones. Upstairs, the spacious primary retreat offers a walk-in closet and private ensuite complete with quartz countertops and the Bath Oasis package. Three additional bedrooms, a full bathroom, and centrally located laundry provide comfort and convenience for the entire family. Premium finishes throughout include luxury vinyl plank flooring across the main floor and elegant 8-foot interior doors. The double attached garage and desirable side entry add both functionality and future potential. Situated in a vibrant community with planned schools, environmental reserves, parks, and recreational amenities nearby, this exceptional home offers the perfect balance of style, comfort, and convenience. Hurry and book your showing today!