



GRASSROOTS
REALTY GROUP

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118 Yorkstone Villas SW
Calgary, Alberta

MLS # A2346704



\$749,000

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	None		

Why wait to build when you can own this brand-new, never-lived-in two-storey home by Mattamy Homes in the growing Southwest Calgary community of Yorkville? Beautifully upgraded throughout, this home features luxury vinyl plank flooring, quartz countertops, 9-foot main-floor ceilings, three upper-level bedrooms, a bonus room and a LEGAL ONE-BEDROOM BASEMENT with a separate entrance. The bright, open-concept main floor offers a spacious living room with large windows, a generous dining area and a stylish designer kitchen featuring a centre island, a large walk-in pantry and stainless steel appliances. Upstairs, you'll find three bright bedrooms and bonus room including a spacious primary retreat with a walk-in closet and private ensuite featuring tile flooring and quartz countertops. The self-contained legal basement offers excellent rental or multigenerational living potential. It includes one bedroom, an open-concept living area and kitchen with stainless steel appliances, quartz countertops, a full bathroom. Enjoy nearby parks, walking trails, a stormwater pond, playgrounds and the Yorkville skate park. With quick access to 194 Avenue, Sheriff King Street, Stoney Trail and Macleod Trail, you're only a short drive from shopping, schools, Spruce Meadows, Sikome Lake, Fish Creek Provincial Park, South Health Campus and downtown Calgary. A beautiful, move-in-ready home with an income-generating legal basement -book your private showing today!