



GRASSROOTS
REALTY GROUP

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49 Yorklyn Heath SW
Calgary, Alberta

MLS # A2347306



\$823,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,606 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, No Back Lane, Pie Sh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

The Smythe built by Mattamy Homes located on a *pie shaped lot backing onto a greenbelt parkway* is ready for you January 2027! The Smythe brings about the true essence of home with a defined foyer that leads into an open great room with an electric fireplace and a kitchen with a wealth of full-height cabinet space centered around an oversized quartz island. The main floor has upgraded 8' doors and is completed with luxury vinyl plank flooring. A separate den provides flexible main floor space for formal dining or dedicated workspace. Upstairs, three bedrooms are thoughtfully arranged around a full bath and additional loft space. The practical primary bedroom features French doors, 2 walk-in closets, and a private Bath Oasis ensuite with soaker tub, stand-up shower, dual sinks and a water closet. for a calm and comfortable retreat. A separate side entrance and 9' foundation have been added for future basement suite potential(Upon City Approval). Mattamy includes 8 solar panels on all their homes. This home will be ready to move in fall! Located walking distance to a central park with a pavilion, pathways, parks and ponds.