

**99 Yorkstone Crescent SW
Calgary, Alberta**

MLS # A2251331



\$677,990

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|------------------|-----------------------------|---------------|------------------|
| Division: | Yorkville | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,918 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Landscaped, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Sump Pump(s), Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

As part of Mattamy's WideLot™ collection, the Fairview was uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open concept Great Room with an electric fireplace, dining area and unique L-shaped kitchen. Cook up a storm on a wealth of counterspace and enjoy morning coffee at your breakfast bar. Upstairs, enjoy the convenience of a laundry and a walk-in closet of your large primary bedroom and ensuite. Bedrooms 2 and 3 are separated by a main bath. To the front of the home, you'll find additional living space for your family in your loft with vaulted ceilings. A separate side entrance and 9' foundation has been added to your benefit for any future potential basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! Photos are representative.