

119 Yorkstone Manor SW Calgary, Alberta

MLS # A2259181



\$655,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, S		

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, Pantry, Separate Entrance, Stone Counters, Sump Pump(s)		
Inclusions:	N/A		

The Yamnuska was uniquely designed to fill your home with sunlight from brighter windows, shorter hallways, and a charming open concept main floor. This floorplan is a stunner, with a welcoming foyer leading to the great room, a spacious kitchen, and an oversized island that's ideal for entertaining. The kitchen features a quartz kitchen island and large walk-in pantry. On the upper floor you'll find the convenient laundry room close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 9' foundation has been added to your benefit for any potential future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! *Photos & virtual tour are representative.