

124 Yorkstone Crescent SW  
Calgary, Alberta

MLS # A2259154

\$693,990

|           |                                                           |        |                  |
|-----------|-----------------------------------------------------------|--------|------------------|
| Division: | Yorkville                                                 |        |                  |
| Type:     | Residential/House                                         |        |                  |
| Style:    | 2 Storey                                                  |        |                  |
| Size:     | 2,023 sq.ft.                                              | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                                                         | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached                                    |        |                  |
| Lot Size: | 0.09 Acre                                                 |        |                  |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Level, 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), Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                                    |            |     |

The Monarch was uniquely designed to reimagine livability, with shorter hallways, brighter windows, an oversized kitchen island, and a charming open concept main floor. It is part of Mattamy's WideLot™ collection, featuring a dream wrap-around veranda, large and plentiful windows to enjoy the natural light and all the extra space of a neighborhood corner lot. Create your own private escape in the upper loft. Escape to your primary bedroom with a walk-in closet built for 2 and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own large closets. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! \*Photos & virtual tour are representative.