

**61 Yorkstone Crescent SW**  
**Calgary, Alberta**

**MLS # A2238821**



**\$764,990**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Yorkville              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,542 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                                                           |                   |     |
|--------------------|---------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                  | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Granite Counters, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

A welcoming front porch and foyer lead you into a mudroom with garage access to keep clutter at bay. To your right, you'll find a conveniently tucked away powder room as you head into the spacious den. The open-concept great room features a multitude of natural light, flowing seamlessly into the dining area. The spacious L-shaped kitchen is an entertainer's dream, with a large pantry, oversized island, and flush breakfast bar that invites everyone to gather around to see what's cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously-sized loft is the perfect escape for movie night. A separate side entrance and 9' foundation has been added to your benefit for any potential future basement development plans. Equipped with 8 Solar Panels! Photos & virtual tour are representative.