

**48 Yorkstone Crescent SW  
Calgary, Alberta**

**MLS # A2241303**

**\$715,990**



<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,108 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>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<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, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

As part of Mattamy's WideLot™ collection, the Fullerton was uniquely designed to reimagine livability, with shorter hallways and brighter windows. The open-concept main floor seamlessly flows together, with a functional kitchen and an oversized quartz island that becomes the heart and hub of your home life. Tucked away are the powder room, pantry and a mudroom that provides access to your garage. Escape into the upper floor loft for relaxation. Your primary bedroom is nicely separated from the other bedrooms, main bath and laundry. It features a walk-in closet and ensuite. A separate side entrance and 9' foundation has been added for any future basement development plans. Equipped with 8 Solar Panels! This New Construction home is estimated to be completed October 2025. \*Photos & virtual tour are representative.