

# \$755,990 - 12 Yorkstone Crescent, Calgary

MLS® #A2231892

## \$755,990

4 Bedroom, 3.00 Bathroom, 2,232 sqft

Residential on 0.08 Acres

Yorkville, Calgary, Alberta

As part of Mattamy's WideLot™ collection, the Maclaren amplifies living space through shorter hallways and brighter windows. Enter through a welcoming foyer and den to find yourself in an open and inspiring living space. The kitchen wows with an oversized island and charming breakfast bar. Enjoy the convenience of a pantry, powder room and mudroom. A separate side-entrance has been added a benefit for any potential future basement development plans. Find ample storage space upstairs, with bedrooms 2 and 3 both including walk-in closets. Relax with a book in your upper loft. Escape to your primary bedroom, complete with a walk-in closet and ensuite, with optional bath oasis for an at-home spa experience. Photos are representative.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231892  |
| Price          | \$755,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,232     |
| Acres          | 0.08      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12 Yorkstone Crescent |
| Subdivision | Yorkville             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X0T9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave, Refrigerator                           |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Insert  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

Days on Market 19  
Zoning TBD

Listing Details

Listing Office Bode Platform Inc.

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