

# \$766,990 - 107 Yorkstone Crescent Sw, Calgary

MLS® #A2258469

**\$766,990**

3 Bedroom, 3.00 Bathroom, 2,236 sqft  
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

As part of Mattamy’s WideLot™ collection, the Maclaren plan 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 with an electric insert fireplace. The kitchen wows with an oversized quartz island and charming breakfast bar. The kitchen cabinets extend to the ceilings, include a stainless-steel chimney hood fan and built-in microwave oven. Enjoy the convenience of a pantry, powder room and mudroom. Find ample storage space upstairs, with bedrooms 2 and 3 both including walk-in closets. Relax with a book in your upper loft and escape to your primary bedroom, complete with a walk-in closet and ensuite. A separate side entrance and 9’™ foundation have been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes! This New Construction home is estimated to be completed December 2025.



Maclaren – Main Floor



Unselected Options: Side Door Entry

Printed on 1/10/24

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revision: 1/10/2023

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258469  |
| Price      | \$766,990 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,236       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 107 Yorkstone Crescent Sw |
| Subdivision | Yorkville                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 6B2                   |

### Amenities

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

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator                    |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas                                                                                                |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Lighting                                 |
| Lot Description   | Back Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                          |

Construction Asphalt, Vinyl Siding, Wood F  
Foundation Poured Concrete



Maclaren – Second Floor

Additional Information

Date Listed September 21st, 2025  
Days on Market 28  
Zoning R1-N

Listing Details

Listing Office RE/MAX Crown



Unselected Options: Bath Oasis, Fourth Bedroom in Lieu of Loft  
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