



THE
A-TEAM

**RE/MAX
FIRST**

12 YORKSTONE Heath, Calgary T2X 4K6

MLS® #: **A2124554**

Area: **Yorkville**

Listing Date: **04/19/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **426 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,909**
Low Sqft:
Ttl Sqft: **1,909**

DOM

30
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Corner Lot, Front Yard, Landscaped, Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Pantry, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`8" x 16`0"
Kitchen	Main	9`5" x 16`0"
Bedroom	Upper	10`6" x 9`5"
Bedroom	Upper	11`4" x 11`2"
2pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`6" x 10`8"
Living Room	Main	13`1" x 16`6"
Bedroom	Upper	9`6" x 12`4"
Laundry	Upper	5`3" x 6`5"
4pc Bathroom	Upper	

5pc Ensuite bath	Upper	Bedroom - Primary	Upper	12`9" x 16`0"
Legal/Tax/Financial				

Title: Fee Simple	Zoning: R-G	
Legal Desc:	1912441	Remarks

Pub Rmks:	Welcome to this charming 4-bedroom, 2.5-bathroom home nestled in the desirable community of Yorkville. This meticulously maintained property offers comfortable living spaces with modern amenities. Key features include a spacious interior: With four bedrooms, including a master suite, there's ample space for family and guests. Open Concept Design: The main floor features an open layout, seamlessly connecting the living room, dining area, and kitchen, perfect for entertaining. Modern Kitchen: The kitchen boasts sleek appliances, ample cabinetry, and a spacious island, ideal for culinary enthusiasts. Private Master Suite: Retreat to the luxurious master suite complete with a walk-in closet and en-suite bathroom, offering a peaceful oasis. Additional Bedrooms: Three additional bedrooms provide flexibility for a growing family, home office, or guest accommodations. Outdoor Living: Enjoy outdoor gatherings in the fenced backyard, providing privacy and space for relaxation on the oversized deck. Convenient Location: Situated in Yorkville, residents enjoy easy access to nearby parks, schools, shopping centers, and recreational facilities. Additional Details: Double attached heated garage Laundry room Neutral decor palette Don't miss out on the opportunity to call this beautiful house your home. Schedule a viewing today!	
Inclusions:	N/A	
Property Listed By:	CIR Realty	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













