

29 YORKSTONE Row, Calgary T2X 5H4

4

MLS®#:	A2136498	Area:	Yorkville	Listing Date:	06/01/24	List	Price: \$767,990			
Status:	Active	County:	Calgary	Change:	None	Ass	ociation: Fort McMurray			
				General Inf Prop Type:		Residential			DOM 27	
			20	Sub Type: City/Town: Year Built: Lot Informa		Detached Calgary 2024	<u>Finished Floor Area</u> Abv Sqft: Low Sqft:	2,164	<u>Layout</u> Beds: Baths: Style:	3 (3) 2.5 (2 1) 2 Storey
				Lot Sz Ar: Lot Shape:		3,386 sqft	Ttl Sqft:	2,164	<u>Parking</u> Ttl Park: Garage Sz:	4
			Access: Lot Feat: Park Feat:		Back Yard,Interior Lot,Rectangular Lot Double Garage Attached			Garage Sz.	2	

oundes and reacties	Utilities	and	Features
---------------------	-----------	-----	----------

Roof:	Asphalt Shingle		Construction:					
Heating:	Forced Air		Asphalt,Vinyl Siding,V	Asphalt, Vinyl Siding, Wood Frame				
Sewer:			Flooring:					
Ext Feat:	Lighting,Rain Gutters		Carpet, Tile, Vinyl	Carpet, Tile, Vinyl				
			Water Source:	Water Source:				
			Public					
			Fnd/Bsmt:					
	Poured Concrete							
Kitchen Appl:	hen Appl: Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator							
Int Feat:	eat: High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)							
Utilities:	ties:							
	Room Information							
Room	Level	Dimensions	<u>Room</u>	<u>Level</u>	Dimensions			
Pantry	Main		Great Room	Main	16`8" x 15`9"			
Dining Room	Main	11`5" x 10`9"	Kitchen	Main	12`10" x 10`8"			
-								
2pc Bathroom	Main		Mud Room	Main				

Bedroom - Primary Loft 4pc Bathroom	Upper Upper Upper	14`7" x 13`10" 14`9" x 11`5"	Bedroom Laundry 4pc Bathroom	Upper Upper Upper	12`1" x 10`5"	
			Legal/Tax/Financial			
Title:		Zoning:				
Fee Simple		R1-N				
Legal Desc:	TBV					
			Remarks			
Pub Rmks:	The Maclaren offers 2,155 sq. ft. in the Yorkville Community in Calgary Starting at \$767,990. This 3 bedrooms, 2.5 bath with 2 car garage features Side entry, Bath Oasis as well as Design Studio finishes like Quartz countertop, Luxury vinyl plank flooring throughout main floor, Railings, Knock down ceiling, Stainless steel kitchen appliances and much more. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle! The photos are of show home. The design, selection and finishes may not be exactly as shown.					
Inclusions:	N/A	notos are or snow nome. The design	, selection and missies may not	be exactly as shown.		
Property Listed By:	RE/MAX Crown					

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



Printed on 1/10/24

Maclaren - Main Floor

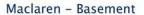


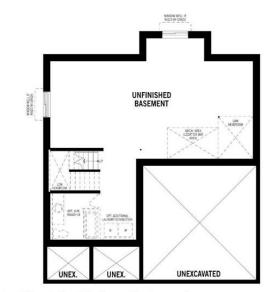
Note Around value flow pace may vary how the stand flow area, Tatas and devalutar are artist's readerings and may contain aptions with measures the right matter hanges is there for particles, spectration, dimensions and the industries must analyze an employed and approximate and should not be used an expresentation of the bone's walde how space or estand size. Any space forsing of a single forming approximate and should not be used an expresentation of the bone's walde how space or estand size. Any space forsing of a single forming approximate and should not be used an expresentation of the bone's walde for shours an entropy contain a entropy of the size of

W.I.C. BEDROOM 2 PRIMARY LAUND. 11'3'x10'6' BEDROOM 14'7'x13'10" BATH W.I.C. ENS. W.I.C. BEDROOM 3 LOFT 12'1*x10'5* 14'9"x11'5"(10'5")

Maclaren - Second Floor

mattamytomes





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

Printed on 1/10/24

h are not standard on all models. Mattarny romes tion. Stated dimensions and square footages are home or a multi-family frome that is stated herein

mattamyHomes

Note: Actual usable floor space may vary from t reserves the right to make changes to these floo approximate and should not be used as represe in approximate only may sure floor time to the he stated floor area. Plans and elevations are artist's renderings and may contain options whi or plans, specifications, dimensions and elevations without prior notice and without compens entation of the homet's usable floor space or actual size. Any square footage of a single family , and remains outpiect to change without notice or compensions. Revision: 5710/2021 ion. Stated dimensions and square some or a multi-family home that is footages are Unselected Options: Next Step, Finished Basement, Rear Basement Entry Printed on 1/10/24

Note: Actual available they space may when the strate (they avail, then and character as artis)'s reducing and may contain options which are not strated on all models. Maternay before memory the right has charages to then broginals, uperformance, dimensions and models who are strate and who are strated memory. The right has approximate and should not be used as representation of the heart's valide for space or actual strate. Any space forsign as an artist, the strate of the heart's the strate of the space strate of the heart's the strate of the space strate of the heart's the strate of the space strate of the heart's valide for space or actual strate. Any space forsign as a strate forsign as an approximate and the may are first the test the space strate out to charge without neutrons or respectivate.