

12 YORKSTONE Rise, Calgary T2X 5N1

MLS®#: **A2167327** Area: **Yorkville** Listing **09/23/24** List Price: **\$559,490**

Status: Active County: Calgary Change: -\$9k, 01-Oct Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary

Year Built: 2025
Lot Information

Lot Sz Ar: **2,863 sqft**Lot Shape:

Access:

Lot Feat: Back Lane,Corner Lot

Park Feat: Alley Access, Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: Lighting, Rain Gutters

Construction:

Vinyl Siding, Wood Frame

Finished Floor Area

1,409

1.409

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

2

2.5 (2 1)

2 Storey

36

Flooring:

Carpet,Tile,VinylWater Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)

Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u> Level Dimensions Level Dimensions Room Main **Dining Room** 9'8" x 8'3" **Living Room** Main 11`0" x 11`0" 2pc Bathroom 0'0" x 0'0" Kitchen Main 10`3" x 10`3" Main 9`4" x 9`4" **Bedroom - Primary** Upper 13`11" x 10`9" **Bedroom** Upper **Bedroom** Upper 11'0" x 11'0" Walk-In Closet 0'0" x 0'0" Upper 4pc Ensuite bath Upper 0'0" x 0'0" 4pc Bathroom Upper 0'0" x 0'0" Laundry Upper 0'0" x 0'0"

Legal/Tax/Financial

Title: Zoning: Fee Simple DC

Legal Desc: TBV

Remarks

Pub Rmks: The Windsor Corner offers 1,409 sq. ft. in the Yorkville Community in Calgary Starting at \$559,490. This 3 bedrooms, 2.5 bath with 2 car Rear attached garage

features Design Studio finishes like Quartz countertop in kitchen, Luxury vinyl plank flooring throughout main floor, 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 design, selection and finishes may not be exactly as shown. *Virtual Tour shown is of the Windsor Corner Show Home; design, selections and finishes

may not be exactly as shown.

Inclusions: N/A

Property Listed By: **RE/MAX Crown**

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