



THE
A-TEAM

**RE/MAX
FIRST**

80 YORKSTONE Rise, Calgary T2X 5N1

MLS®#: **A2174543** Area: **Yorkville** Listing **10/23/24** List Price: **\$806,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,606**
Lot Information Low Sqft:
 Lot Sz Ar: **3,752 sqft** Ttl Sqft: **2,606**
 Lot Shape:

DOM

59
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`0" x 9`7"	Dining Room	Main	9`11" x 16`5"
Kitchen	Main	11`7" x 16`5"	Pantry	Main	0`0" x 0`0"
Mud Room	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Den	Main	9`6" x 10`6"	Bedroom - Primary	Upper	15`5" x 14`6"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	9`11" x 12`9"
Walk-In Closet	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 13`7"	Bedroom	Upper	10`6" x 13`4"

Bonus Room

Upper

15`5" x 12`10"

Laundry
Legal/Tax/Financial

Upper

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

TBV

Zoning:
R-G

Remarks

Pub Rmks: **The Smythe offers 2606 sq. ft in the Yorkville community in Calgary, starting at \$806,990. This 3 bedroom, 2.5 bath with 2 car front attached Garage home features Side entry, Bath oasis and Design Studio finishes like quartz countertops, luxury vinyl plank floors, 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!**

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

