



THE
A-TEAM

**RE/MAX
FIRST**

80 YORKSTONE Rise, Calgary T2X 5N1

MLS®#: **A2174543**

Area: **Yorkville**

Listing Date: **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**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,606**

Low Sqft:

Ttl Sqft: **2,606**

Lot Information

Lot Sz Ar: **3,752 sqft**

Lot Shape:

DOM

6

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**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

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
Great Room	Main	15`0" x 9`7"
Kitchen	Main	11`7" x 16`5"
Mud Room	Main	0`0" x 0`0"
Den	Main	9`6" x 10`6"
5pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 13`7"

Room	Level	Dimensions
Dining Room	Main	9`11" x 16`5"
Pantry	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	15`5" x 14`6"
Bedroom	Upper	9`11" x 12`9"
4pc Bathroom	Upper	0`0" x 0`0"
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:

Zoning:
R-G

TBV

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

