



THE
A-TEAM

**RE/MAX
FIRST**

45 YORKSTONE Row, Calgary T2X 5N7

MLS®#: **A2175867** Area: **Yorkville** Listing Date: **10/29/24** List Price: **\$766,990**
 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: **2,165**
 Lot Sz Ar: **3,605 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,165**

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source: **Public**
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	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	
Den	Main	10`0" x 8`9"	Bedroom	Upper	11`3" x 10`6"

Bedroom - Primary
Loft
4pc Bathroom

Upper
Upper
Upper

14`7" x 13`10"
14`9" x 11`5"

Bedroom
Laundry
4pc Bathroom
Legal/Tax/Financial

Upper
Upper
Upper

12`1" x 10`5"

Title:
Fee Simple
Legal Desc:

TBV

Zoning:
R1-N

Remarks

Pub Rmks: **The Maclaren offers 2155 sq. ft in the Yorkville community in Calgary, starting at \$766,990. 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



Maclaren - Main Floor



Unselected Options: Side Door Entry
Printed on 1/10/24

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revision: 1/10/2021



Maclaren - Second Floor

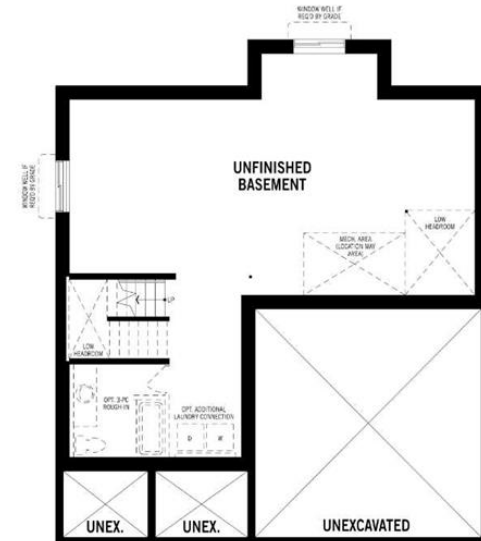


Unselected Options: Bath Oasis, Fourth Bedroom in Lieu of Loft
Printed on 1/10/24

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Maclaren - Basement



Unselected Options: Next Step, Finished Basement, Rear Basement Entry
Printed on 1/10/24

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