



THE
A-TEAM

**RE/MAX
FIRST**

128 YORKSTONE Rise, Calgary T2X 5N2

MLS®#: **A2177343**

Area: **Yorkville**

Listing Date: **11/05/24**

List Price: **\$805,990**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 13-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,750**

Low Sqft:

Ttl Sqft: **2,750**

Lot Information

Lot Sz Ar: **3,921 sqft**

Lot Shape:

DOM

109

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Street Lighting**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Other,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:

Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	14`4" x 15`11"
Kitchen	Main	12`8" x 18`2"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	11`1" x 10`4"
Bedroom	Upper	10`3" x 12`8"
Laundry	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`8" x 11`9"
Den	Main	9`6" x 13`10"
Bedroom - Primary	Upper	15`11" x 16`1"
Bedroom	Upper	11`1" x 11`9"
Loft	Upper	14`8" x 17`10"
5pc Ensuite bath	Upper	0`0" x 0`0"

Title: **Fee Simple**
 Legal Desc: **2211806**

Zoning: **R-G**

Remarks

Pub Rmks: **The Cline offers 2750 sq. ft in the Yorkville community in Calgary, starting at \$805,990. This 4 bedroom, 2.5 bath with 2 car front attached Garage home features Bath oasis and Design Studio finishes like quartz countertops, luxury vinyl plank floors, Electric fireplace, Chimney hood fan, stainless 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

