



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 YORKSTONE Rise, Calgary T2X 5N2**

MLS®#: **A2177343**

Area: **Yorkville**

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

List Price: **\$814,990**

Status: **Active**

County: **Calgary**

Change: **None**

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

**78**

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

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

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 \$814,990. 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**

