120 YORKSTONE Rise, Calgary T2X 5N2

MLS®#:	**A2187418**	Area:	**Yorkville**	Listing Date:	**01/14/25**	List Price: **$837,990**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

				DOM
Prop Type:	**Residential**			**8**
Sub Type:	**Detached**			**Layout**
City/Town:	**Calgary**	**Finished Floor Area**		Beds: **4 (4)**
Year Built:	**2025**	Abv Sqft:	**2,684**	Baths: **2.5 (2 1)**
Lot Information		Low Sqft:		Style: **2 Storey**
Lot Sz Ar:	**3,497 sqft**	Ttl Sqft:	**2,684**	
Lot Shape:				**Parking**
				Ttl Park: **4**
				Garage Sz: **2**

Access:
Lot Feat: **Back Yard,Interior Lot**
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	**Main**	**15`6" x 15`10"**	**Dining Room**	**Main**	**12`0" x 10`4"**
Kitchen	**Main**	**13`0" x 10`5"**	**Office**	**Main**	**8`9" x 9`11"**
2pc Bathroom	**Main**	**0`0" x 0`0"**	**Bedroom - Primary**	**Upper**	**15`9" x 14`8"**
Bedroom	**Upper**	**11`10" x 11`9"**	**5pc Ensuite bath**	**Upper**	**0`0" x 0`0"**
Bedroom	**Upper**	**10`5" x 11`3"**	**Bedroom**	**Upper**	**16`4" x 11`11"**
Family Room	**Upper**	**19`11" x 12`9"**	**Laundry**	**Upper**	**0`0" x 0`0"**
4pc Bathroom	**Upper**	**0`0" x 0`0"**	**Mud Room**	**Main**	

Pantry	Main

Remarks

Pub Rmks: **The Armstrong offers 2864 sq. ft in the Yorkville community in Calgary. This 4 bedroom, 2.5 bath with 2 car front attached Garage home includes 8 Solar Panels, Bath Oasis, Side Entry, 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

mattamyHOMES **Armstrong – Second Floor**

Unselected Options: Gas Fireplace in Family Room, Bath Oasis
Printed on 2/11/23

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: 5/30/2021
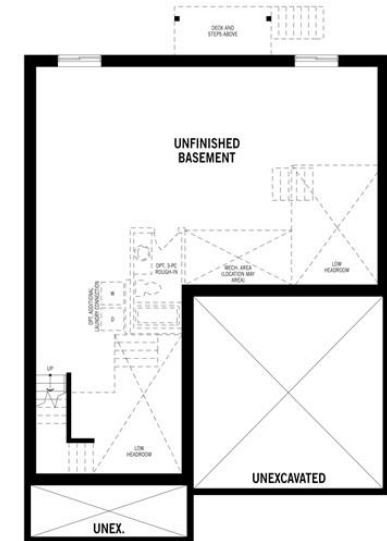

mattamyHOMES **Armstrong – Main Floor**

Unselected Options:
Side Door Entry, Pet Grooming Station, Prep Kitchen, Main Floor Bedroom in Lieu of Office
Printed on 2/11/23

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mattamyHOMES **Armstrong – Basement**

Unselected Options: Finished Basement, Rear Basement Entry
Printed on 2/11/23

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