

233 Yorkstone Rise SW  
Calgary, Alberta

MLS # A2227310



**\$700,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vinyl Windows

**Inclusions:** N/A

Welcome to this gorgeous BRAND NEW home located in the master-planned community of Yorkville by Mattamy homes! Yorkville is the perfect blend of picturesque beauty and at-home comfort in SW Calgary. This beauty is nesting at the corner of the wetland oasis among other Colonial style houses. With the sturdy Hardie board and stone exterior, the home is standing out in the crowd. Spare no expense, over \$60k upgrades have put in for you and your family to enjoy living in. The oversized 36' lot gives you more privacy and more yard for gardening. This magnificent 2-storey family home with 3 bed/2.5 bath offers over 1900 sf living space above ground. Upon entry, you will see the open foyer with double door closets will welcome you home. The 9 ft knock down ceiling and white oak luxury flooring makes the main floor so spacious. Passing through the hallway, you will find the centerpiece of the house, the stunning, open-concept, chief kitchen! White cotton mist colour ceiling high cabinets with black handles compliment with premium Baffin Bay Quartz countertop. The massive center kitchen island provides the stage to show off your cooking skills. Bar stools can be placed under front island countertop overhang, it's perfect place for breakfast or watching your kids doing homework while doing food preparation. Timeless stainless steel appliances and corner pantry complete this functional kitchen. And the large dining room is ready for family gathering. Adjacent, there is a Great room with Big west facing windows allow natural lights pour into the house unobstructedly. A half bath and a mudroom complete the main floor. Tasteful upgraded metal railings lead you to the second floor, you will appreciate the upgraded 8lb carpet pad offering extra comfort for your feet. The upstairs loft provides versatile space for your retreat, reading a book or empty your

mind by the picture windows. A huge master bedroom with walk-in closet and ensuite bathroom. Double sinks with Quartz countertop for Mr. and Mrs. The elegant 60"x 30" full height glass walk-in shower with two way swing door. Beautiful tile works go up to the ceiling high. There are two other good size bedrooms, another 4 piece bathroom and laundry room complete the second floor. This is a smart home with Ecobee system that can control the temperature remotely or by voice. Energy saving is kept in mind too, Cool LED lights/Pot lights are throughout the home, Solar panels and EV charger rough-in are in place for your future green projects. The basement with separated side entry is an open canvas waiting for your final touch and the double car attached garage is insulated to keep your vehicles warm in the winter time. Various community green spaces, parks and pathways. Easy access to major roads.