

# \$816,990 - 24 Yorkstone Crescent, Calgary

MLS® #A2227442

## \$816,990

4 Bedroom, 3.00 Bathroom, 2,667 sqft

Residential on 0.08 Acres

Yorkville, Calgary, Alberta

The Smythe is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a charming open concept main floor. It brings about the true essence of a home with a welcoming foyer leading to the great room for entertaining, a separate den to suit your needs, and a large kitchen space with oversized pie-shaped island for seating. Upstairs are 3 bedrooms designed for peace of mind and rest. Escape to your primary bedroom with French doors, walk-in closet and bath oasis ensuite for an at home spa experience. A separate loft provides additional space to your upper floor. A separate side entrance has been added to your benefit for any future potential basement development plans. This New Home is still under construction with an estimated completion date of September 2025.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227442  |
| Price          | \$816,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,667     |
| Acres          | 0.08      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 24 Yorkstone Crescent |
| Subdivision | Yorkville             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 5N5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Granite Counters, Kitchen Island, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave, Refrigerator        |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 18  |
| Zoning         | TBD |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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