

**80 Yorkstone Crescent SW  
Calgary, Alberta**

**MLS # A2273627**

**\$849,990**



<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,831 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

The Bishop is designed for family living. The quartz kitchen includes full-height cabinetry, built in microwave and a stainless-steel chimney hood fan. Retire to a main-floor separate bedroom with a large closet and an ensuite. Tucked away are the main floor's handy powder room and mudroom, which provides access to the garage. Create your private escape in the upper loft and enjoy the convenience of a laundry room and a linen closet close to the bedrooms. The primary bedroom features a walk-in closet and upgraded ensuite. Space will never be an issue with bedrooms 2, 3 and 4 each having their own walk-in closets. A separate side entrance and foundation have been added to your benefit for any potential future basement development plans. This home is located on a large south backed pie shaped lot. Mattamy includes 8 solar panels on all homes as a standard inclusion! Estimated completion February 2026. \*photos and virtual tour representative.