

108 Yorkstone Manor SW  
Calgary, Alberta

MLS # A2274629



## \$816,990

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,976 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 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>	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Unique 4 Bedroom Split-Level Home. The Armstrong is designed to entertain guests in the lively great room with an insert fireplace. The kitchen features a large walk-in pantry, full height cabinetry, stainless steel hood fan, a uniquely shaped flush quartz breakfast bar and upgraded appliances including a gas stove. The main floor includes a separate den that can be repurposed as a home office. The entire main floor has been finished with 8' doors and vinyl plank flooring. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and a 5-piece ensuite. Enjoy the convenience of in-suite laundry and a linen closet close to the bedrooms. The charming family room is ideal for a quiet night in with the family. A separate side entrance has been added to your benefit for any potential future basement development plans. Mattamy now adds 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed January 2026. \*Photos and virtual tour are representative of the plan.