

**116 Yorkstone Heights SW
Calgary, Alberta**

MLS # A2280899



\$664,990

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|------------------|------------------------|---------------|------------------|
| Division: | Yorkville | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,111 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to the Samson, a well-designed 3-bedroom home with a double attached garage, offering modern finishes and functional living spaces throughout. The main floor features durable vinyl plank flooring and a dedicated den or home office, ideal for remote work or a quiet retreat. The kitchen is a standout, finished with quartz countertops, stainless steel appliances, and a sleek stainless steel chimney hood fan for everyday practicality. Upstairs you will find a spacious primary bedroom with a private Bath Oasis ensuite with a super-shower and walk-in closet. Along with two additional bedrooms, a versatile loft area and the convenience of upper floor laundry. This home offers excellent potential future basement living space having a 9’ foundation and separate entrance. Enjoy the added benefit of 8 solar panels, helping to reduce energy costs while supporting a more sustainable lifestyle. Estimated completion March 2026. Photos are representative.