

116 Yorkstone Heights SW
Calgary, Alberta

MLS # A2280899



\$664,990

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 '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.