

# \$723,990 - 12 Yorkstone Crescent, Calgary

MLS® #A2231892

## \$723,990

3 Bedroom, 3.00 Bathroom, 2,232 sqft  
Residential on 0.08 Acres

Yorkville, Calgary, Alberta

As part of Mattamy's WideLot™ collection, the Maclaren amplifies living space through shorter hallways and brighter windows. Enter through a welcoming foyer and den to find yourself in an open and inspiring living space. The kitchen wows with an oversized island and charming breakfast bar. Enjoy the convenience of a pantry, powder room and mudroom. Find ample storage space upstairs, with bedrooms 2 and 3 both including walk-in closets. Relax with a book in your upper loft. Escape to your primary bedroom, complete with a walk-in closet and ensuite, A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Home is equipped with 8 Solar Panels! This New Construction home is estimated to be completed September 2025.  
\*Photos & virtual tour are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231892  |
| Price          | \$723,990 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,232     |
| Acres          | 0.08      |

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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12 Yorkstone Crescent |
| Subdivision | Yorkville             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X0T9                |

### Amenities

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

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave, Refrigerator                           |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Electric, Insert                                                                          |
| 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 17th, 2025 |
| Days on Market | 50              |
| Zoning         | TBD             |

**Listing Details**

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

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