

\$650,000 - 87 Yorkstone Way Sw, Calgary

MLS® #A2186523

\$650,000

3 Bedroom, 3.00 Bathroom, 1,761 sqft
Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to this beautiful 3 bedroom, 2.5 bathroom home located in the vibrant new community of Yorkville. Thoughtfully designed with modern touches, this home is perfect for comfortable family living and entertaining.

Step inside to be greeted by 9 foot ceilings and luxury vinyl plank flooring, with motorized blinds adding both convenience and style throughout the home. Down the hallway, the open-concept floor plan seamlessly blends the living room, dining room, and kitchen into a cohesive and inviting space.

The living room offers the ideal spot for cozy family nights, featuring an electric fireplace and a large window that fills the space with natural light. The dining room is highlighted by a stunning light fixture that enhances the area's charm. The kitchen is truly a chef's retreat, equipped with a gas stove, upgraded appliances, including a refrigerator, dishwasher, built-in microwave, garburator, and hood fan. White cabinetry, quartz countertops, and a black backsplash creates a timeless design, while the pantry provides convenient storage for all your essentials.

Upstairs, you'll find cozy carpeting, three bedrooms, and two full bathrooms. The first two bedrooms are versatile and can be used as children's rooms, a home office, or extra storage. The primary suite is a luxurious retreat, complete with french doors, a walk-in



closet, and a 5-piece ensuite bathroom that feels like a spa. This serene space features quartz countertops, a double vanity, and a bathtub for ultimate relaxation.

The backyard is a standout feature, offering an easy-to-maintain and inviting space for outdoor gatherings. It includes an underground irrigation system, a composite deck, and a BBQ gas line, making it the perfect setting for summer hangouts.

The finished single attached garage provides additional storage with its built-in shelving, while the unfinished basement offers endless potential—create a family room, a home gym, or even a personal office.

Located in Yorkville, this home is part of a community that combines convenience with recreation. Yorkville offers a variety of shopping and stores, is conveniently close to Southcentre Mall and Macleod Trail for easy commuting, and features exciting amenities like a skatepark, ice rink, and dog park. The community also has plans to add two new schools in the future, making it an excellent place to settle down.

Don't miss your chance to call this incredible home in Yorkville yours!

Built in 2019

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2186523 |
| Price | \$650,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,761 |

| | |
|------------|-------------|
| Acres | 0.07 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 87 Yorkstone Way Sw |
| Subdivision | Yorkville |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4K7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, Pantry, Quartz Counters, Walk-In Closet(s), French Door, Kitchen Island, Smart Home |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Garburator, Garage Control(s), Gas Stove, Water Softener |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 14 |
| Zoning | R-G |

Listing Details

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|----------------|------------|
| Listing Office | eXp Realty |
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