

# \$764,990 - 61 Yorkstone Crescent Sw, Calgary

MLS® #A2238821

**\$764,990**

3 Bedroom, 3.00 Bathroom, 2,542 sqft

Residential on 0.09 Acres

Yorkville, Calgary, Alberta

A welcoming front porch and foyer lead you into a mudroom with garage access to keep clutter at bay. To your right, you'll find a conveniently tucked away powder room as you head into the spacious den. The open-concept great room features a multitude of natural light, flowing seamlessly into the dining area. The spacious L-shaped kitchen is an entertainer's dream, with a large pantry, oversized island, and flush breakfast bar that invites everyone to gather around to see what's cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously-sized loft is the perfect escape for movie night. A separate side entrance and 9' foundation has been added to your benefit for any potential future basement development plans. Equipped with 8 Solar Panels! Photos & virtual tour are representative.



Built in 2025

## Essential Information

MLS® #	A2238821
Price	\$764,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,542
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	61 Yorkstone Crescent Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5N5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	62
Zoning	TBD

**Listing Details**

Listing Office	Bode Platform Inc.
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