

\$766,990 - 107 Yorkstone Crescent Sw, Calgary

MLS® #A2258469

\$766,990

3 Bedroom, 3.00 Bathroom, 2,236 sqft
Residential on 0.09 Acres

Yorkville, Calgary, Alberta

As part of Mattamy’s WideLot™ collection, the Maclaren plan 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 with an electric insert fireplace. The kitchen wows with an oversized quartz island and charming breakfast bar. The kitchen cabinets extend to the ceilings, include a stainless-steel chimney hood fan and built-in microwave oven. 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 and escape to your primary bedroom, complete with a walk-in closet and ensuite. A separate side entrance and 9’™ foundation have been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes! This New Construction home is estimated to be completed December 2025.



Maclaren – Main Floor



Unselected Options: Side Door Entry

Printed on 1/10/24

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revision: 1/10/2023

Built in 2025

Essential Information

MLS® #	A2258469
Price	\$766,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,236
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	107 Yorkstone Crescent Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 6B2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle

Construction Asphalt, Vinyl Siding, Wood F
Foundation Poured Concrete



Maclaren – Second Floor

Additional Information

Date Listed September 21st, 2025
Days on Market 24
Zoning R1-N

Listing Details

Listing Office RE/MAX Crown



Unselected Options: Bath Oasis, Fourth Bedroom in Lieu of Loft
Printed on 1/10/24

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revisions: 1/10/2023

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.