

# \$655,990 - 119 Yorkstone Manor Sw, Calgary

MLS® #A2259181

## \$655,990

3 Bedroom, 3.00 Bathroom, 1,731 sqft  
Residential on 0.07 Acres

Yorkville, Calgary, Alberta

The Yamnuska was uniquely designed to fill your home with sunlight from brighter windows, shorter hallways, and a charming open concept main floor. This floorplan is a stunner, with a welcoming foyer leading to the great room, a spacious kitchen, and an oversized island that's ideal for entertaining. The kitchen features a quartz kitchen island and large walk-in pantry. On the upper floor you'll find the convenient laundry room close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 9' foundation has been added to your benefit for any potential future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion!

\*Photos & virtual tour are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259181  |
| Price          | \$655,990 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,731     |
| Acres          | 0.07      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 119 Yorkstone Manor Sw |
| 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 | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Cooktop, Electric Range, Humidifier, Microwave, Refrigerator, Electric Oven                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Electric, Insert                                                                                                                            |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full                                                                                                                                        |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                               |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 34                   |
| Zoning         | TBD                  |

**Listing Details**

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

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