

# \$749,900 - 27 Yorkstone Manor Sw, Calgary

MLS® #A2212689

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,925 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to this stunning 2024-built 2-storey home in the exciting new community of Yorkville, offering over 2,500 sq. ft. of developed living space, 5 bedrooms, 3.5 bathrooms, and a fully finished basement with a separate side entrance (with all development permits) – perfect for multigenerational living or added flexibility. This south-facing home is flooded with natural light, showcasing builder upgrades throughout, including 9-ft ceilings, high-end vinyl plank flooring, and an open-concept layout. The chef-inspired kitchen features ceiling-height cabinetry, quartz countertops, stainless steel appliances, and ample cabinet space, opening onto a bright dining area with access to the sunny backyard. The spacious living room with an electric fireplace offers a cozy spot to relax. A mudroom off the double attached garage and a 2-piece powder room complete the main level. Upstairs, the luxurious primary bedroom features a 5-piece ensuite with double vanity, a walk-in closet, and south-facing windows for added warmth. Two additional bedrooms, a front facing bonus room, 4-piece main bathroom, and convenient upper-level laundry complete the second floor. The professionally finished basement offers great income potential or private space for guests, with 2 bedrooms, a full bath, open living/dining area, kitchenette, and its own laundry hookups and private entry. Remaining New Home Warranty transferred to new owner. Enjoy living in a growing community with planned schools, an



environmental reserve, and future recreational facilities. You'll also benefit from quick access to Stoney Trail, shopping, parks, and public transit. This upgraded family home checks every boxâ€”book your private showing today!

Built in 2024

**Essential Information**

MLS® #	A2212689
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	27 Yorkstone Manor Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5h5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	21
Zoning	R-G

## Listing Details

Listing Office	2% Realty
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