

# \$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 box—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 |
|-------------------|------------------------------------------------------------------|

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
|                 | 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 | 31               |
| Zoning         | R-G              |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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