

# \$755,990 - 12 Yorkstone Crescent, Calgary

MLS® #A2231892

## \$755,990

4 Bedroom, 3.00 Bathroom, 2,232 sqft  
Residential on 0.08 Acres

Yorkville, Calgary, Alberta

As part of Mattamy's WideLot™ collection, the Maclaren 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. The kitchen wows with an oversized island and charming breakfast bar. Enjoy the convenience of a pantry, powder room and mudroom. A separate side-entrance has been added a benefit for any potential future basement development plans. Find ample storage space upstairs, with bedrooms 2 and 3 both including walk-in closets. Relax with a book in your upper loft. Escape to your primary bedroom, complete with a walk-in closet and ensuite, with optional bath oasis for an at-home spa experience. Photos are representative.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231892  |
| Price          | \$755,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,232     |
| Acres          | 0.08      |
| Year Built     | 2025      |

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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12 Yorkstone Crescent |
| 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, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Humidifier, Microwave, Refrigerator                           |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Electric, Insert                                                                          |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 16  |
| Zoning         | TBD |

**Listing Details**

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

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.