

# \$700,000 - 233 Yorkstone Rise Sw, Calgary

MLS® #A2227310

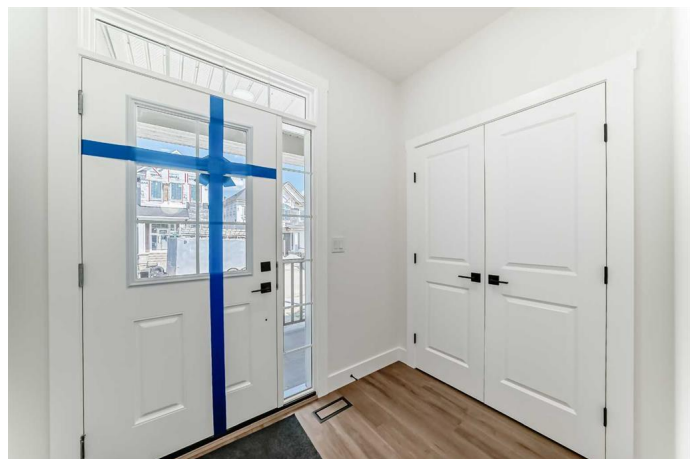
**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,926 sqft

Residential on 0.07 Acres

Yorkville, Calgary, Alberta

Welcome to this gorgeous BRAND NEW home located in the master-planned community of Yorkville by Mattamy homes! Yorkville is the perfect blend of picturesque beauty and at-home comfort in SW Calgary. This beauty is nesting at the corner of the wetland oasis among other Colonial style houses. With the sturdy Hardie board and stone exterior, the home is standing out in the crowd. Spare no expense, over \$60k upgrades have put in for you and your family to enjoy living in. The oversized 36'™ lot gives you more privacy and more yard for gardening. This magnificent 2-storey family home with 3 bed/2.5 bath offers over 1900 sf living space above ground. Upon entry, you will see the open foyer with double door closets will welcome you home. The 9 ft knock down ceiling and white oak luxury flooring makes the main floor so spacious. Passing through the hallway, you will find the centerpiece of the house, the stunning, open-concept, chief kitchen! White cotton mist colour ceiling high cabinets with black handles compliment with premium Baffin Bay Quartz countertop. The massive center kitchen island provides the stage to show off your cooking skills. Bar stools can be placed under front island countertop overhang, it's™ perfect place for breakfast or watching your kids doing homework while doing food preparation. Timeless stainless steel appliances and corner pantry complete this functional kitchen. And the large dining room is ready for family gathering. Adjacent, there is a Great room with



Big west facing windows allow natural lights pour into the house unobstructedly. A half bath and a mudroom complete the main floor. Tasteful upgraded metal railings lead you to the second floor, you will appreciate the upgraded 8lb carpet pad offering extra comfort for your feet. The upstairs loft provides versatile space for your retreat, reading a book or empty your mind by the picture windows. A huge master bedroom with walk-in closet and ensuite bathroom. Double sinks with Quartz countertop for Mr. and Mrs. The elegant 60" x 30" full height glass walk-in shower with two way swing door. Beautiful tile works go up to the ceiling high. There are two other good size bedrooms, another 4 piece bathroom and laundry room complete the second floor. This is a smart home with Ecobee system that can control the temperature remotely or by voice. Energy saving is kept in mind too, Cool LED lights/Pot lights are throughout the home, Solar panels and EV charger rough-in are in place for your future green projects. The basement with separated side entry is an open canvas waiting for your final touch and the double car attached garage is insulated to keep your vehicles warm in the winter time. Various community green spaces, parks and pathways. Easy access to major roads.

Built in 2025

**Essential Information**

MLS® #	A2227310
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,926
Acres	0.07

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	233 Yorkstone Rise Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5N8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Smart Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	8

Zoning

R-G

## **Listing Details**

Listing Office

YMK Real Estate & Management Inc.

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