

# \$677,990 - 99 Yorkstone Crescent Sw, Calgary

MLS® #A2251331

## \$677,990

4 Bedroom, 3.00 Bathroom, 1,918 sqft  
Residential on 0.07 Acres

Yorkville, Calgary, Alberta

As part of Mattamy’s WideLot™ collection, the Fairview was uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open concept Great Room with an electric fireplace, dining area and unique L-shaped kitchen. Cook up a storm on a wealth of counterspace and enjoy morning coffee at your breakfast bar. Upstairs, enjoy the convenience of a laundry and a walk-in closet of your large primary bedroom and ensuite. Bedrooms 2 and 3 are separated by a main bath. To the front of the home, you’ll find additional living space for your family in your loft with vaulted ceilings. A separate side entrance and 9' foundation has been added to your benefit for any future potential basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251331  |
| Price          | \$677,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,918     |
| Acres          | 0.07      |

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

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 99 Yorkstone Crescent Sw |
| Subdivision | Yorkville                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 0T9                  |

### 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, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Sump Pump(s) |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                 |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Electric, Insert                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lighting                    |
| Lot Description   | Landscaped, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 6                 |
| Zoning         | TBD               |

**Listing Details**

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

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