

# \$778,000 - 151 Yorkstone Rise Sw, Calgary

MLS® #A2218120

**\$778,000**

4 Bedroom, 3.00 Bathroom, 2,488 sqft

Residential on 0.09 Acres

Yorkville, Calgary, Alberta

Welcome Home! Your Next-Level Home Awaits! Step up in style and space with this new, upgraded 2025 Mattamy home which is crafted for growing families or buyers ready for more room and refined living. With 2,488 sq. ft. of thoughtfully designed living space, this elegant home offers four bedrooms, a large bonus room and a main floor flex space perfect for a home office or guest suite. Situated on a premium corner lot, the exterior makes a lasting impression with durable Hardie board siding and sophisticated stone accents. Inside, the open concept layout is ideal for both everyday living and entertaining, featuring a welcoming living area with a fireplace, a spacious dining room, and a chef inspired kitchen with quartz countertops, a huge island, pantry and premium Samsung stainless steel appliances. Luxury vinyl plank flooring throughout the main level adds durability and style. Upstairs, enjoy the separation of space you have been looking for including three generously sized bedrooms, a bonus room for relaxing or play and a full laundry room with a Samsung washer and dryer. The primary bedroom suite features a walk-in closet, a spa-like ensuite with dual vanity and an oversized walk-in shower. The additional bedrooms are tucked away in a separate wing, offering privacy, both with walk-in closets and easy access to a full bathroom. A double attached garage, ample street parking and a side entrance with suite potential add everyday convenience and future



flexibility. A secondary suite would be subject to approval and permitting by the City of Calgary. Seven solar panels are installed which support the homes electric power. Located in the well connected Yorkville community which is close to top rated schools, parks, shopping, restaurants, public transit, YMCA, library, South Health Campus and Calgary Ring Road. You are upgrading your home and your lifestyle. Bonus: Driveway and landscaping to be completed by the builder in 2025. Quick possession available. This is the home you have been waiting for. Book your private tour today!

Built in 2025

**Essential Information**

MLS® #	A2218120
Price	\$778,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,488
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	151 Yorkstone Rise Sw
Subdivision	Yorkville
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5N4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	63
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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