



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

124 Yorkstone Crescent SW
Calgary, Alberta

MLS # A2259154



\$693,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

The Monarch was uniquely designed to reimagine livability, with shorter hallways, brighter windows, an oversized kitchen island, and a charming open concept main floor. It is part of Mattamy's WideLot™ collection, featuring a dream wrap-around veranda, large and plentiful windows to enjoy the natural light and all the extra space of a neighborhood corner lot. Create your own private escape in the upper loft. Escape to your primary bedroom with a walk-in closet built for 2 and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own large closets. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! *Photos & virtual tour are representative.