

**109 Yorkstone Heights SW  
 Calgary, Alberta**
**MLS # A2274594**

**\$492,990**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The Windsor Corner is designed for comfort from the moment you step foot onto the large front porch. Sitting on a corner lot, with an extra-large lot and private entry. Entering the welcoming foyer, discover a spacious quartz kitchen featuring a flush quartz breakfast bar where you'll love starting your day. Whether you're hosting a dinner party or movie night, this open-concept main floor lets you seamlessly entertain. Tucked behind your kitchen are a powder room and mudroom, leading you to a door to access the double car garage. Never dread laundry day again with a second-floor laundry room, with a linen closet and full bath alongside bedrooms 2 and 3. Enjoy the views in your primary bedroom when you step out on your own private balcony. Discover a huge double hanging walk-in closet that lets you keep your wardrobe organized, and an ensuite. Enjoy no condo fees and 8 solar panels with a Mattamy townhome. \*Photos and virtual tour are representative.