

20531 Yorklyn Street SW
 Calgary, Alberta

MLS # A2354851

\$804,990

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,805 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, No Back Lane, Rectangular Lot, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

The Bishop is designed around an open great room, large functional kitchen, and dining area filled with natural light from the rear of the home. Retire to the main floor bedroom and ensuite, a private space for guests or multi-generational living. Upstairs, a loft provides additional living space alongside a conveniently located laundry room and main bath. The primary bedroom with a walk-in closet and ensuite allows for a comfortable retreat. Space will never be an issue with 3 more bedrooms thoughtfully arranged, each with their own walk-in closet. A separate side entrance and 9' foundation have been added for future basement suite potential(Upon City Approval). Mattamy includes 8 solar panels on all their homes. This home will be ready to move in December 2026! Located walking distance to a central park with a pavilion, pathways, parks and ponds.