

**146 Yorkstone Way SW**  
**Calgary, Alberta**

**MLS # A2204874**



**\$949,000**

<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,850 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rect		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** none

Luxury house Mattamy built Bishop The Bishop offers 2850 sq. ft in the Yorkville community in Calgary. Over \$150,000 upgrades on it. Recently installed AC Offers over 3800sqft living space. This 2 Car Garage Detached Home features Design Studio finishes like quartz countertops, LVP floors, pot lights, ceiling height kitchen cabinets, as well as exclusive Architect's Choice Options such as a Bath Oasis. Upstairs, the primary bedroom has a walk-in closet, and a stunning ensuite. Down the hall from 2nd, 3rd and 4th bedrooms, find the bonus room, main bath and a laundry room for ultra-convenient living. All the appliances are very high end and brand new condition. LG styler is also a good option to add. Air conditioning rough in. You can add air conditioner easily. Main level has in-law suite with wheelchair accessible bathroom. Basement is fully finished with 2bedrooms for guest. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle! Call now to book showing.