

# \$719,990 - 88 Yorkville Landing Sw, Calgary

MLS® #A2101345

**\$719,990**

3 Bedroom, 3.00 Bathroom, 2,164 sqft  
Residential on 0.08 Acres

Yorkville, Calgary, Alberta

The Maclaren Prairie offers 2,164 sq. ft. with double car attached-garage. 3 bedrooms and 2.5 bath. Design features include Side Entry, Bath Oasis, Gas Fireplace in Great room, Quartz countertop in kitchen and ensuite, Luxury vinyl plank flooring throughout main floor, Knock down ceiling, Chimney hood fan, Stainless steel kitchen appliances and much more. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2101345    |
| Price          | \$719,990   |
| Sold Price     | \$719,990   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,164       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |



Maclaren – Main Floor



Unselected Options: Side Door Entry

Printed on 1/10/24

Note: Actual usable floor space may vary from the stated floor area. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice and without compensation. Stated dimensions and square footages are approximate and should not be used as representation of the home's usable floor space or actual size. Any square footage of a single family home or a multi-family home that is stated herein is approximate only, may vary from time to time, and remains subject to change without notice or compensation. Revision: 1/10/2023

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 88 Yorkville Landing Sw |
| Subdivision | Yorkville               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 5H7                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator                    |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas                                                                                                |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Lighting                                 |
| Lot Description   | Back Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Asphalt, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2024 |
| Date Sold      | March 1st, 2024    |
| Days on Market | 47                 |
| Zoning         | R1-N               |
| HOA Fees       | 0.00               |

## Listing Details



Maclaren – Second Floor



Unselected Options: Bath Oasis, Fourth Bedroom in Lieu of Loft  
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