\$850,000 - 43 Yorkville Manor Sw, Calgary

MLS® #A2209741

\$850,000

5 Bedroom, 4.00 Bathroom, 2,155 sqft Residential on 0.09 Acres

Yorkville, Calgary, Alberta

Perfect for families or first-time buyers, this meticulously maintained Mattamy-built home offers over 3,000 sq. ft. of thoughtfully designed living space and a serene pond view.

Featuring an open-concept design with soaring ceilings and abundant natural light, the living space is ideal for hosting or cozy nights in. The chef's kitchen boasts granite countertops, sleek black stainless-steel appliances, upgraded cabinetry, enhanced lighting, and a spacious walk-in pantry.

The luxurious master suite includes a walk-in closet and an ensuite bathroom with dual sinks. Step outside to your beautifully landscaped backyard, complete with 60% cemented space, a lighted fountain, and stunning pond viewsâ€"perfect for relaxation and entertainment.

The fully finished walkout basement provides easy access to the backyard and pond, ideal for additional living space, a home office, or a gym.

Located just a 5-7 minute walk to local amenities like Sobeys and parks, you can enjoy scenic strolls or quick access to Silverado's schools and Somerset C-Train statiow hich are n, only a 7-minute drive away. Don't miss out on this dream home!







Essential Information

MLS® # A2209741 Price \$850,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,155

Acres 0.09 Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 43 Yorkville Manor Sw

Subdivision Yorkville
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4J7

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, Granite Counters,

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Soaking Tub

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop,

Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Yard, Front Yard, Lake, Landscaped, Lawn, Level, Low

Maintenance Landscape, No Neighbours Behind, Rectangular Lot,

Street Lighting, Views, Garden

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame, Other

Foundation Poured Concrete

Additional Information

Date Listed April 8th, 2025

Days on Market 10

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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