

\$979,000 - 43 Yorkville Manor Sw, Calgary

MLS® #A2199595

\$979,000

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

Yorkville, Calgary, Alberta

Stunning 5-Bedroom Home with Walkout Basement Backing onto a Pond in Yorkville
â€œ Perfect for Families or First-Time Buyers with big family! ??

Welcome to your dream home! Nestled in the desirable Yorkville community, this meticulously maintained and upgraded Mattamy-built single-family home is a rare gem offering over 3000 sq. ft. of thoughtfully designed living space, plus a fully finished walkout basement. With breathtaking views of a serene pond right in your backyard, this home offers the ultimate combination of comfort, style, and natural beauty.

Key Features Youâ€™ll Love:

?? Bright & Inviting Living Area:

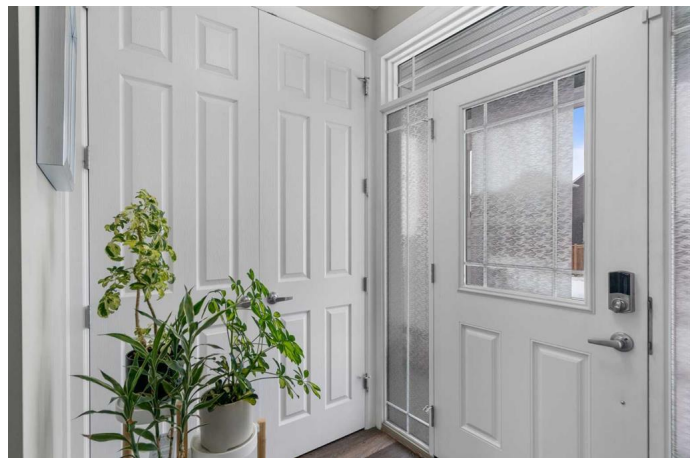
Step into an open-concept living space with soaring ceilings, expansive windows, and abundant natural light. Whether itâ€™s hosting guests or enjoying cozy family nights, this space is perfect for every occasion.

?? Gourmet Kitchen:

The heart of the home features granite countertops, sleek black stainless-steel appliances, upgraded cabinetry, enhanced lighting, and a spacious walk-in pantry. A true chefâ€™s delight!

??? Private Master Retreat:

Relax and recharge in your luxurious master suite, complete with a walk-in closet and an



oasis-inspired ensuite bathroom featuring dual sinks and spa-like finishes.

?? Outdoor Paradise Backing Onto a Pond:

Step out to your beautifully landscaped backyard and enjoy stunning views of the tranquil pond. Designed for relaxation and entertainment, this outdoor oasis boasts 60% cemented space, a lighted fountain, and plenty of room for barbecues or unwinding under the stars. The peaceful pond view creates the perfect backdrop for your morning coffee or evening gatherings.

?? Walkout Basement:

The fully finished walkout basement offers easy access to the backyard and pond. Whether you need an additional living area, a private home office, a gym, or a recreation space, the possibilities are endless. With natural light flooding the space, it's perfect for multigenerational living or hosting guests.

?? Additional Highlights:

Durable Luxury Vinyl Plank (LVP) flooring

Cozy fireplace for those chilly evenings

Centralized vacuum and air conditioning for ultimate convenience

TELUS home security ready with smart devices

Custom garbage bin storage at the front

Professionally installed smart LED Christmas lights (front and back)

Prime Location:

This home is ideally situated just a short 5-7 minute walk to local amenities, including Sobeys, Shoppers, parks, playgrounds, and bus stops. Enjoy scenic strolls along the pond right from your backyard, or take advantage of easy access to Silverado's schools and the Somerset C-Train station, just a 7-minute drive away.

?? Donâ€™t Wait â€“ Book Your Tour Today!
Homes like this, with a walkout basement
backing onto a pond, donâ€™t come around
often. Schedule your private showing now and
see why this Yorkville masterpiece is the
perfect place to call home!

? Your new beginning starts here.

Built in 2018

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199595 |
| Price | \$979,000 |
| 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, Garden, Lake, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Concrete, Other, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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