

\$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:

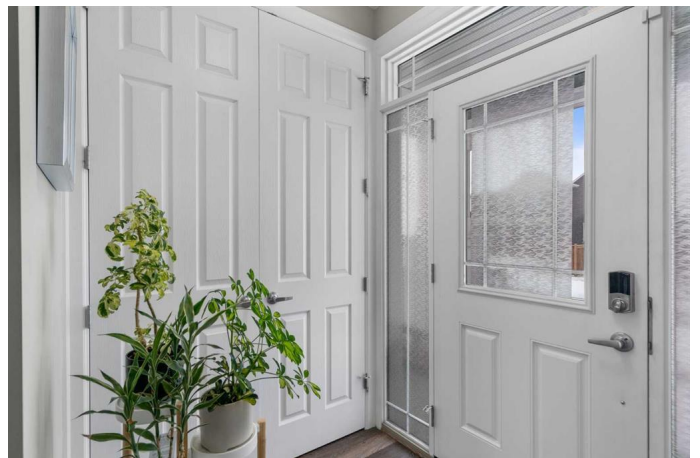
Step into an open-concept living space with soaring ceilings, expansive windows, and abundant natural light. Whether itâ€™s hosting guests or enjoying cozy family nights, this space is perfect for every occasion.

?? 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.

?? Don't Wait - Book Your Tour Today!
Homes like this, with a walkout basement backing onto a pond, don'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	7
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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