

# \$679,000 - 286 Yorkville Manor Sw, Calgary

MLS® #A2171872

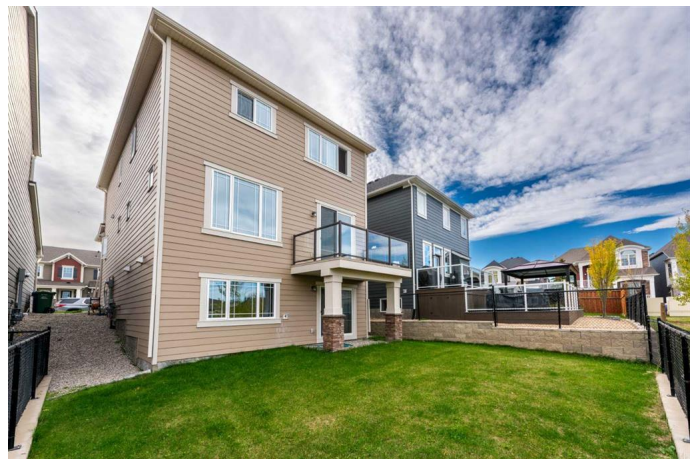
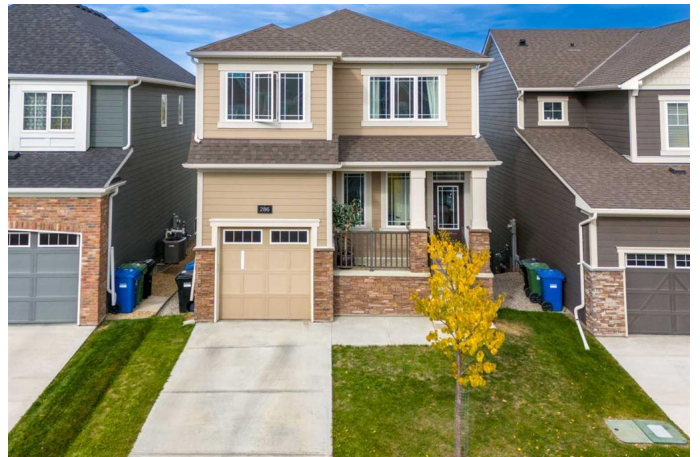
**\$679,000**

3 Bedroom, 3.00 Bathroom, 2,030 sqft

Residential on 0.08 Acres

Yorkville, Calgary, Alberta

Discover your dream home in this prime Calgary location! Nestled in a picturesque setting, this exceptional property offers breathtaking views of a tranquil pond with a soothing fountain. The elevated balcony off the living room provides a serene outdoor space to relax and enjoy the natural beauty. Inside, you'll find a thoughtfully designed layout featuring a main-floor office space, a gourmet kitchen with a walk-in pantry and upgraded appliances, and a cozy electric fireplace. Upstairs, the spacious bonus room offers versatility for a home office, playroom, or additional living space. The three bedrooms are generously sized, each featuring large windows that flood the rooms with natural light. The primary bedroom boasts a walk-in closet and a luxurious ensuite bathroom. The full basement offers a walk-out entrance leading directly to the pond, providing stunning views and easy access to the outdoors. This blank canvas presents an opportunity to customize the space to your liking, whether it's creating a home theater, a recreation room, or additional bedrooms. Conveniently located near major shopping centers, major roadways like MacLeod Trail, Deerfoot Trail, and Stoney Trail, and within minutes of the Somerset C-Train station and bus stops, this property offers the perfect combination of tranquility and accessibility. Don't miss this opportunity to make this serene sanctuary your new home! Schedule a viewing today before it's too late.



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2171872    |
| Price          | \$679,000   |
| Sold Price     | \$668,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,030       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 286 Yorkville Manor Sw |
| Subdivision | Yorkville              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 4J8                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                      |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Cooktop, Electric Oven, Microwave |
| Heating           | Central                                                                             |
| Cooling           | Other                                                                               |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Electric                                                                            |

|              |                                         |
|--------------|-----------------------------------------|
| Has Basement | Yes                                     |
| Basement     | Full, Separate/Exterior Entry, Walk-Out |

**Exterior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Courtyard, Dock, Garden, Playground, Private Entrance |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Lawn, Paved       |
| Roof              | Shingle                                               |
| Construction      | Stucco, Other                                         |
| Foundation        | Other                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2024 |
| Date Sold      | December 6th, 2024 |
| Days on Market | 57                 |
| Zoning         | R-G                |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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