

280 Yorkville Manor SW Calgary, Alberta

MLS # A2302516



\$949,900

Division:	Yorkville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, No Back Lane, No Neighbours Behin		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	2nd wine fridge		

Welcome to this beautifully upgraded Mattamy & Reidel model, offering over 3000 sq ft of finished space including the fully finished walkout basement! This beautiful home is set on a premium pond lot on a friendly street in the growing community of Yorkville. Backing directly onto the pond and pathway system, this home offers a truly rare lifestyle. Step out your door and enjoy a quick walk or bike ride to nearby shops, restaurants, and everyday amenities. Urban convenience with a suburban feel. Thoughtfully designed, extensively upgraded, and meticulously maintained, the main floor features a bright open-concept layout, 8 doors and a designer kitchen (fridge 2025) complete with walk-in pantry and an additional wall of cabinetry for exceptional storage. The layout flows to the balcony with a view, creating the perfect setting for entertaining and for everyday living. Upstairs, a versatile loft offers the ideal space to relax, work, or play. The spacious primary suite features a walk-in closet and spa-inspired ensuite, while convenient upper-level laundry adds everyday ease. The fully finished walkout basement extends your living space with a large family room, wet bar, and a flexible bonus area perfect for fitness, hobbies, or play. Step outside to a beautifully landscaped yard designed for both entertaining and quiet moments. This home is ideal for discriminating buyers seeking a lifestyle upgrade by offering the perfect balance of low-maintenance living, walkability, and a peaceful natural setting. The hail resistant Hardie-board siding and triple pane windows are exceptional upgrades. Suited for both downsizers and growing families alike. With limited pond lots remaining in South Calgary and continued growth in surrounding communities, including the future Belmont Recreation Centre and planned transit expansion, this is your opportunity to

secure a premium location. Even better, it's all done for you (including hail-resistant Hardie board exterior, triple pane windows): a finished walkout basement, completed landscaping, and thoughtful upgrades throughout (California shutters, blinds, light fixtures...nothing has been missed!!) without the time, cost, or uncertainty of building new.