

43 Yorkville Manor SW  
Calgary, Alberta

MLS # A2209741

**\$850,000**



<b>Division:</b>	Yorkville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,155 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Lake, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		
<b>Inclusions:</b>	n/a		

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 views—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 station which are n, only a 7-minute drive away. Don't miss out on this dream home!