

# \$850,000 - 43 Yorkville Manor Sw, Calgary

MLS® #A2209741

**\$850,000**

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

Yorkville, Calgary, Alberta

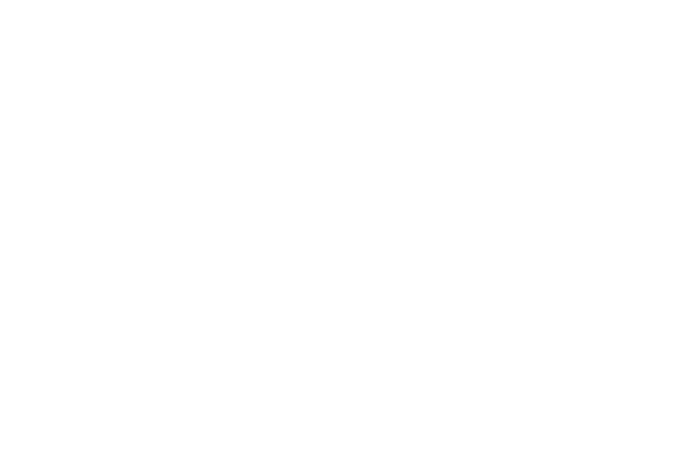
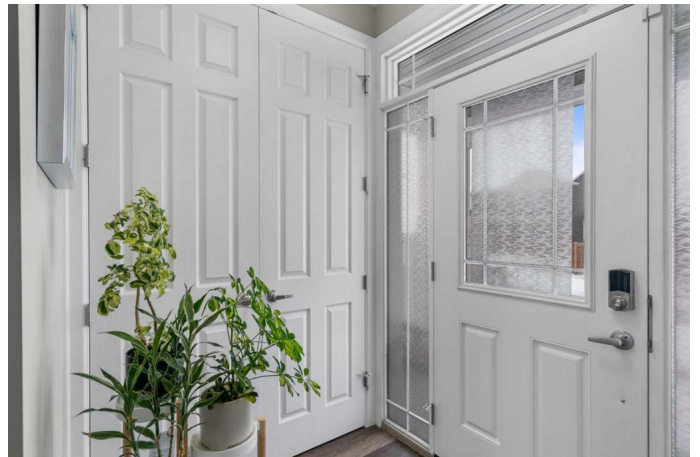
Perfect for families or first-time buyers, this meticulously maintained Mattamy-built home offers over 3,000 sq. ft. of thoughtfully designed living space and a serene pond view.

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 nearby, only a 7-minute drive away. Don't miss out on this dream home!



Built in 2018

## Essential Information

MLS® #	A2209741
Price	\$850,000
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, Lake, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Views, Garden
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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