



THE A-TEAM

RE/MAX FIRST

286 YORKVILLE Manor, Calgary T2X 4J8

MLS® #: A2171872 Area: Yorkville Listing: 10/10/24 List Price: \$679,000
Status: Active County: Calgary Change: -\$20k, 05-Nov Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2019
Finished Floor Area: 2,030
Lot Information: Lot Sz Ar: 3,336 sqft, Ttl Sqft: 2,030
Access: Back Yard, Creek/River/Stream/Pond, Lawn, Paved
Lot Feat: Single Garage Attached

DOM

41
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Shingle
Heating: Central
Sewer:
Ext Feat: Courtyard, Dock, Garden, Playground, Private Entrance
Construction: Other, Stucco
Flooring: Carpet, Laminate, Other
Water Source:
Fnd/Bsmt: Other
Kitchen Appl: Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave, Washer
Int Feat: Kitchen Island

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, Office, 4pc Bathroom, Bedroom, Family Room, and Bedroom - Primary with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910624

Zoning:
R-G

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

None
Royal LePage Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











