



THE
A-TEAM

**RE/MAX
FIRST**

286 YORKVILLE Manor, Calgary T2X 4J8

MLS® #: **A2171872** Area: **Yorkville** Listing Date: **10/10/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,336 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Creek/River/Stream/Pond,Lawn,Paved**
 Park Feat: **Single Garage Attached**

DOM

19
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**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`4"	Dining Room	Main	10`5" x 8`10"
Foyer	Main	4`10" x 14`3"	Kitchen	Main	10`5" x 10`10"
Living Room	Main	13`3" x 18`10"	Mud Room	Main	5`8" x 6`1"
Office	Main	8`8" x 9`6"	Pantry	Main	4`5" x 5`7"
4pc Bathroom	Second	6`8" x 7`11"	5pc Ensuite bath	Second	10`9" x 9`1"
Bedroom	Second	13`3" x 9`8"	Bedroom	Second	10`5" x 11`2"
Family Room	Second	11`1" x 19`3"	Laundry	Second	6`2" x 5`5"
Bedroom - Primary	Second	13`0" x 15`0"	Walk-In Closet	Second	6`9" x 6`2"

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











