

**280 Yorkville Manor SW**  
**Calgary, Alberta**

**MLS # A2302516**



**\$949,900**

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

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

BETTER THAN NEW and perfectly located in one of South Calgary's most connected and fast-growing communities. This fully finished walkout home offers the perfect blend of upgraded living and exceptional location. Why wait to build when you can have the finished walkout basement, full landscaping, premium finishes and pond-side lifestyle already complete and move-in ready? Offering over 3,000 sq ft of developed living space, this thoughtfully upgraded home features a designer kitchen with extended cabinetry and walk-in pantry, spacious upper loft, 2nd floor laundry and a bright walkout basement complete with wet bar. This home is ideal for entertaining and every day life! Beyond the walls of this beautiful home, the community offers a lifestyle that is hard to replicate. Quick access to all convenience at Silverado Marketplace, Legacy Village, Township Shopping Centre and Shawnessy's extensive shopping, dining and entertainment amenities. Just 5 minutes away you can visit Spruce Meadows and attend Calgary Cavalry games, just 22 minutes and you can watch the Dawgs play ball in Okotoks and Sirocco Golf Course is just 8 minutes away! Nearby walking paths and playgrounds make everyday living feel active and connected. Love escaping the city? You are perfectly positioned to enjoy the rolling foothills, weekend visits to The Saskatoon Farm, Millarville Farmers' Market, charming nearby Okotoks and quick mountain getaways. With quick access to Stoney Trail, Macleod Trail, the South Health Campus and even the airport, this location truly offers the best of both worlds...city convenience with foothills lifestyle appeal.