



**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 Behin		

<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		

Welcome to this beautifully upgraded Mattamy & Reidel model, offering over 2,140 sq ft above grade plus a fully finished walkout basement, all set on a premium pond lot in the growing community of Yorkville. Backing directly onto the pond and pathway system, this home offers a truly rare lifestyle. Step out your door and enjoy a quick walk or bike ride to nearby shops, restaurants, and everyday amenities. Urban convenience with a suburban feel. Thoughtfully designed, extensively upgraded, and meticulously maintained, the main floor features a bright open-concept layout, doors and a designer kitchen (dishwasher 2025) complete with walk-in pantry and an additional wall of cabinetry for exceptional storage. The layout flows to the balcony with a view, creating the perfect setting for entertaining and for everyday living. Upstairs, a versatile loft offers the ideal space to relax, work, or play. The spacious primary suite features a walk-in closet and spa-inspired ensuite, while convenient upper-level laundry adds everyday ease. The fully finished walkout basement extends your living space with a large family room, wet bar, and a flexible bonus area perfect for fitness, hobbies, or play. Step outside to a beautifully landscaped yard designed for both entertaining and quiet moments. This home is ideal for discriminating buyers seeking a lifestyle upgrade by offering the perfect balance of low-maintenance living, walkability, and a peaceful natural setting. The hail resistant Hardie-board siding and triple pane windows are exceptional upgrades. Suited for both downsizers and growing families alike. With limited pond lots remaining in South Calgary and continued growth in surrounding communities, including the future Belmont Recreation Centre and planned transit expansion, this is your opportunity to secure a premium location. Even better,

it&rsquo;s all done for you (including hail-resistant Hardie board exterior, triple pane windows): a finished walkout basement, completed landscaping, and thoughtful upgrades throughout (California shutters, blinds, light fixtures...nothing has been missed!!) without the time, cost, or uncertainty of building new.