



## 286 Yorkville Manor Calgary Alberta

\$699,000

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. (id:6769)

4pc Bathroom 6.67 Ft x 7.92 Ft  
5pc Bathroom 10.75 Ft x 9.08 Ft  
Bedroom 13.25 Ft x 9.67 Ft  
Bedroom 10.42 Ft x 11.17 Ft  
Family room 11.08 Ft x 19.25 Ft  
Laundry room 6.17 Ft x 5.42 Ft  
Primary Bedroom 13.00 Ft x 15.00 Ft  
Other 6.75 Ft x 6.17 Ft

2pc Bathroom 5.33 Ft x 4.33 Ft  
Dining room 10.42 Ft x 8.83 Ft  
Foyer 4.83 Ft x 14.25 Ft  
Kitchen 10.42 Ft x 10.83 Ft  
Living room 13.25 Ft x 18.83 Ft  
Other 5.67 Ft x 6.08 Ft  
Office 8.67 Ft x 9.50 Ft  
Pantry 4.42 Ft x 5.58 Ft

Listing Presented By:



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**REALTY**

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