



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**907 SKYVIEW RANCH Grove, Calgary T3N 0K6**

MLS®#: **A2116552**

Area: **Skyview Ranch**

Listing Date: **03/27/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 06-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2014**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**1,415**

Low Sqft:

Ttl Sqft:

**1,415**

Lot Shape:

DOM

**53**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>8`3" x 6`5"</b>
<b>Dining Room</b>	<b>Upper</b>	<b>9`1" x 11`11"</b>
<b>Living Room</b>	<b>Upper</b>	<b>16`2" x 13`6"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>5`0" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`9" x 13`3"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Upper</b>	<b>6`8" x 2`7"</b>
<b>Kitchen</b>	<b>Upper</b>	<b>17`10" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>7`8" x 5`8"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`1" x 15`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$292**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1510109**

Remarks

Pub Rmks:

**Welcome to "Arrive" and one of the best managed complexes located in the heart of highly desired Skyview Ranch. This exquisite 2-bedroom, 2.5-bathroom townhouse redefines modern living, combining luxurious finishes with functional design across three spacious stories. Every detail is meticulously crafted to offer an unparalleled living experience and is a rare opportunity for investors, first time home buyers, and empty nesters. This home has an inviting curb appeal with impressive roof lines and a tasteful exterior décor. The front single car attached garage is beyond just a parking space, this area offers an incredible opportunity to create your own home gym, blending convenience with health-focused living. Step inside to the warmth and elegance that characterizes the second level. Here, the open floor plan effortlessly connects the living room and kitchen, crafting an environment perfect for both tranquil moments and vibrant gatherings. The kitchen stands as a testament to culinary excellence, boasting a generous island that not only enhances your cooking experiences but also serves as a central hub for entertainment and connection. High ceiling cabinetry, coupled with a premium stainless steel appliance package, speaks volumes of the quality and sophistication that define this space. It's where functionality meets beauty and will be home to many amazing family memories! The living room, graced with luxurious flooring, offers a sanctuary for relaxation and entertainment. Whether you're reveling in the excitement of a game night or immersed in the latest cinematic release, this space adapts to every mood and occasion. Adding to the allure is a 2-piece bathroom, conveniently located for guests, and sliding door access to a private balcony, where the outside world gently blends with your own. Ascend to the upper level, where the private quarters await. Two beautifully appointed bedrooms offer serene retreats from the hustle and bustle of daily life. The primary bedroom will easily accommodate larger furniture and is complete with a walk-in closet and the spa influenced 4-piece bathroom. Each room has been thoughtfully designed with comfort in mind, promises restful nights and refreshed mornings. Finishing this level is convenient laundry and another 4-piece bathroom. From the open concept living spaces perfect for hosting friends and family, to quiet mornings spent on your private balcony soaking in the tranquility of your surroundings, every aspect of this townhouse has been designed to enhance your life! Skyview Ranch is a family friendly neighbourhood and is in walking distance to playgrounds, public transportation, grocery, and many other amenities. Easy access to all major roadways and a short drive to the Airport and Downtown Calgary!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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











