



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**150 SKYVIEW POINT Crescent, Calgary T3N 0M1**

MLS® #: **A2124250**

Area: **Skyview Ranch**

Listing Date: **04/18/24**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,293 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,919**  
Low Sqft:  
Ttl Sqft: **1,919**

DOM

**31**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

| Room             | Level | Dimensions    |
|------------------|-------|---------------|
| Kitchen          | Main  | 10`8" x 13`4" |
| Kitchen          | Main  | 10`8" x 13`4" |
| Foyer            | Main  | 11`5" x 7`4"  |
| Bedroom          | Upper | 9`8" x 10`6"  |
| Bonus Room       | Upper | 13`5" x 11`2" |
| 5pc Ensuite bath | Upper | 7`10" x 8`11" |

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Dining Room       | Main  | 12`3" x 13`0" |
| 2pc Bathroom      | Main  | 0`0" x 0`0"   |
| Bedroom - Primary | Upper | 13`1" x 14`1" |
| Bedroom           | Upper | 9`2" x 12`10" |
| 4pc Bathroom      | Upper | 8`5" x 4`11"  |
| Laundry           | Upper | 6`2" x 6`1"   |

**Kitchen  
Living Room  
Storage**

**Basement  
Basement  
Basement**

**10`4" x 11`2"  
11`5" x 13`0"  
22`0" x 14`10"**

**Bedroom  
4pc Bathroom**

**Basement  
Basement**

**10`0" x 12`7"  
7`8" x 5`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2**  
**1311051**

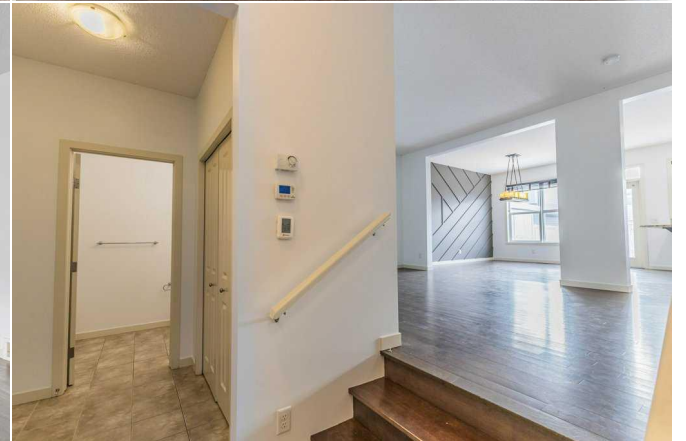
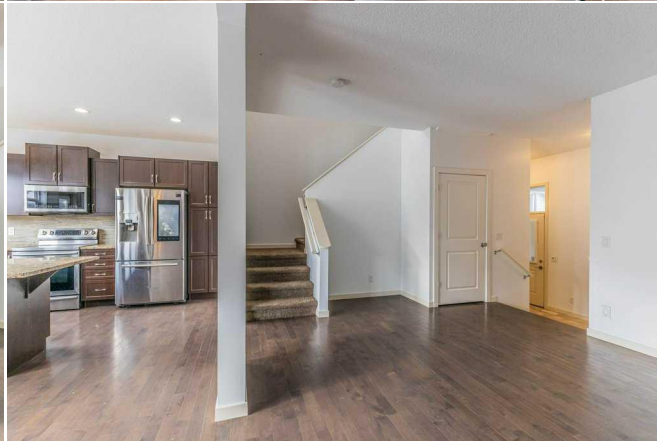
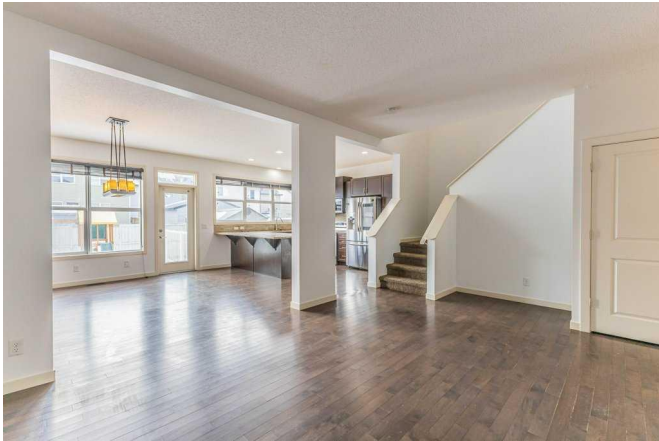
Remarks

Pub Rmks: **Welcome to this gem of an EAST FACING property featuring ILLEGAL BASEMENT Suite with separate laundry connection, Central Air-Conditioner, Fresh Paint, Back alley for extra Parking, Double attached garage and a lot more to explore. At the entrance you're welcomed with an OPEN LAYOUT, Separate dining area, a fully loaded chef kitchen with Stainless steel appliance and a huge island for your get togethers. Venturing upstairs, there are 3 bedrooms, a huge bonus area, 2 full bathrooms and a Laundry area. Primary bedroom has its own 5pc ensuite and a huge walk-in closet and the other 2 bedrooms and a bonus area to share the common 4pc bathroom. Basement has an ILLEGAL SUITE and a huge storage area. Separate laundry connections, a large living area, a large bedroom and a 4pc bathroom is an ideal. Backyard comes with fully gravel tension free zero-scaping, a huge storage shed, a large deck and a back alley for your extra parking. Don't miss this out as this is an ideal location for major shopping, highways, schools and other amenities. \*\*\*Check 3D Video Tour\*\*\***

Inclusions: n/a  
Property Listed By: **PREP Realty**

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

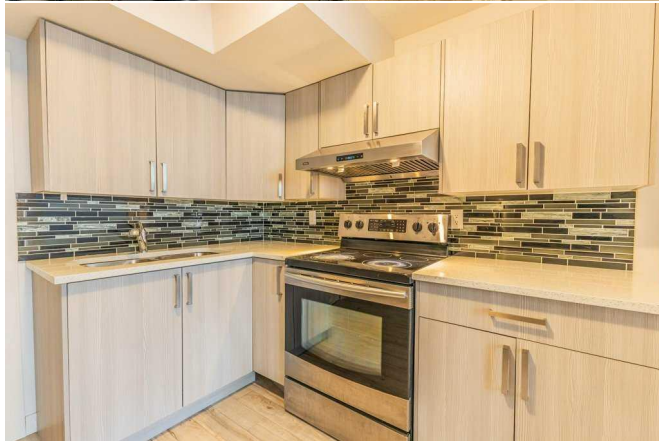




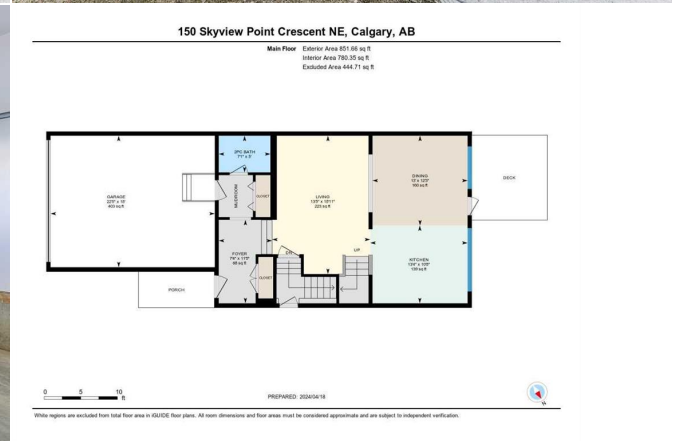
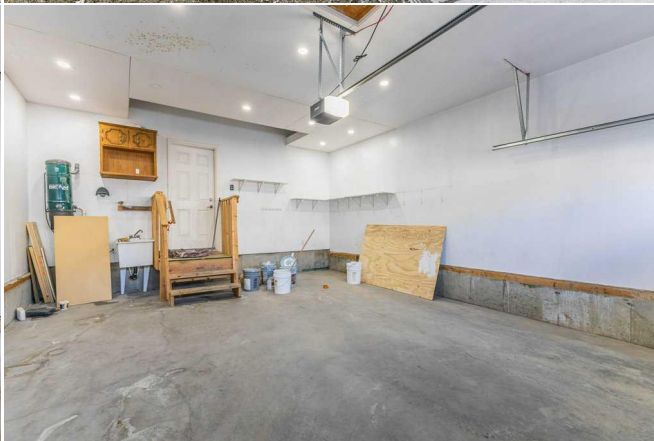
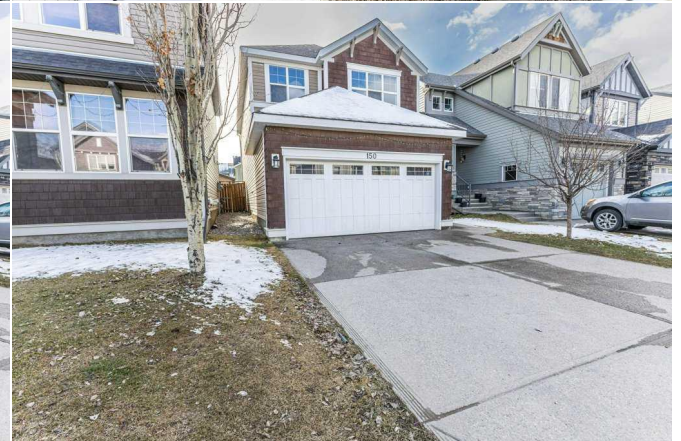












150 Skyview Point Crescent NE, Calgary, AB

1st Floor Exterior Area 1067.05 sq ft  
Interior Area 951.38 sq ft  
Excluded Area 11.33 sq ft



PREPARED: 2024/04/16

White regions are excluded from total floor area in **OUTSIDE** floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

150 Skyview Point Crescent NE, Calgary, AB

Basement (Below Grade) Exterior Area 531.52 sq ft  
Interior Area 461.13 sq ft  
Excluded Area 258.97 sq ft



PREPARED: 2024/04/16

White regions are excluded from total floor area in **OUTSIDE** floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.