



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 SKYVIEW RANCH Way, Calgary T3N0E5**

MLS®#: **A2124749**

Area: **Skyview Ranch**

Listing Date: **04/20/24**

List Price: **\$445,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,506**  
Low Sqft:  
Ttl Sqft: **1,506**

DOM

**29**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Lawn**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, Forced Air**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Electric Water Heater, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Kitchen Island, Wood Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`11"	Dining Room	Main	11`2" x 9`11"
Office	Main	6`1" x 6`4"	Kitchen	Main	9`8" x 11`2"
Living Room	Main	13`7" x 13`5"	Pantry	Main	3`8" x 2`2"
Balcony	Main	7`2" x 3`6"	Bedroom	Upper	7`10" x 10`9"
Bedroom	Upper	9`0" x 11`9"	4pc Bathroom	Upper	8`1" x 4`10"
Bedroom - Primary	Upper	15`0" x 11`5"	3pc Ensuite bath	Upper	6`8" x 6`0"
Entrance	Lower	8`2" x 4`9"	Laundry	Lower	13`4" x 13`8"

Condo Fee:  
**\$390**

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

Zoning:  
**M-1**

Legal Desc: **1111114**

Remarks

Pub Rmks: **Step into this inviting and meticulously maintained Townhouse situated in the tranquil yet vibrant Skyview community. Offering 3 bedrooms and 2.5 bathrooms, this unit boasts a practical layout tailored for both first-time homeowners and young couples. Enhanced with high gloss laminate flooring and full-height cabinets in an open floor plan, the property also includes modern appliances just two years old, comprising a microwave hood fan, dishwasher, electric water heater, and electric range. Additional features encompass a spacious pantry, functional Kitchen Island, and a pet- and smoke-free environment. Concerned about proximity to essential amenities? Look no further: • A mere 1-minute walk to the nearest bus stop • A swift 2-minute stroll to the playground • Conveniently located 400 meters from the Gas Station and shopping complex • Just 750 meters away from Prairie Sky School • A brief 1.4 kilometers from Apostles of Jesus School • Plus, enjoy easy access to Stoney Trail, Deerfoot, and Country Hill for effortless commuting. • Two-Year old appliances: Microwave Hood Fan, Electric Range, Dishwasher, Washer, Dryer and Water Heater.**

Inclusions: **None**  
Property Listed By: **Real Broker**

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

























