



THE
A-TEAM

**RE/MAX
FIRST**

249 SKYVIEW RANCH Boulevard, Calgary T3N 0M2

MLS® #: **A2124901**

Area: **Skyview Ranch**

Listing Date: **04/25/24**

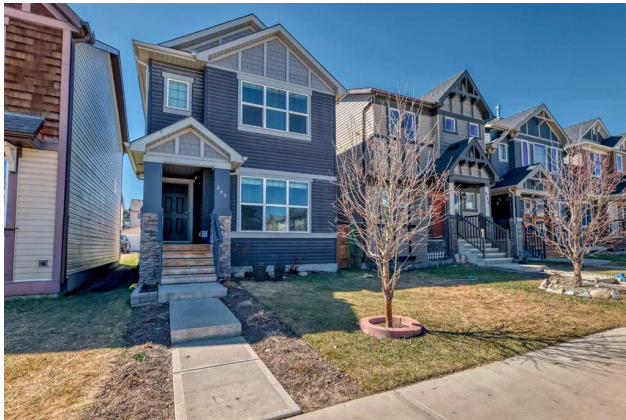
List Price: **\$585,000**

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: **2,820 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,459**

Low Sqft:

Ttl Sqft: **1,459**

DOM

24

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**

Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`8" x 12`1"
Bedroom	Upper	9`4" x 10`7"
4pc Bathroom	Upper	9`9" x 4`11"
Dining Room	Main	15`1" x 10`7"
Living Room	Main	13`11" x 11`8"
Walk-In Closet	Upper	4`11" x 5`8"
Mud Room	Main	6`5" x 6`0"

Room	Level	Dimensions
Bedroom	Upper	9`3" x 11`4"
4pc Ensuite bath	Upper	4`11" x 8`10"
2pc Bathroom	Main	4`11" x 5`0"
Kitchen	Main	13`1" x 10`2"
Walk-In Closet	Upper	4`11" x 3`11"
Walk-In Closet	Upper	4`0" x 3`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

1311051

Remarks

Pub Rmks:

Welcome to this beautiful detached 2-story home in the Skyview Ranch community. This property offers approximately 1460 sq ft of living space and is conveniently located near parks, grocery stores, Elementary and Middle schools, restaurants, a shopping center, and the Calgary airport. The bus stop is just a 1-2 minute walk from the house. The main features of this home include newly installed 15mm laminate flooring on both upper and lower levels, a new water heater tank. Other main features include tile flooring in the kitchen and front and back entrance areas, stainless steel appliances, modern LED lights throughout the house, and an extra-sized deck with a Pergola in the backyard for summer BBQ parties. The house is equipped with a 220V electricity plug for EV charging in the backyard with an extended cable, which can be easily extended to the garage should you decide to build one in the future. The living room has a TV mount, an open floor plan, a kitchen with granite countertops and a center island, and huge windows in the living room and dining room. The upper level has a master bedroom with a four-piece en-suite washroom, granite countertops, and a walk-in closet. Two other bedrooms share a second 4-piece bathroom on the upper level, again with granite countertops. Both bedrooms have walk-in closets. The laundry with a stacked washer and dryer is also located on the upper level. A few steps down from the main level, there is an undeveloped basement with roughed-in plumbing and good-sized windows to provide plenty of natural light and plenty of options for your future basement development. Schedule a showing with your realtor to explore this one-of-a-kind property!

Inclusions:
Property Listed By:

**Pergola , Window coverings , TV mount
MaxWell Central**

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







