



THE
A-TEAM

**RE/MAX
FIRST**

51 SKYVIEW POINT Road, Calgary T3N 0G8

MLS® #: **A2125716**

Area: **Skyview Ranch**

Listing Date: **04/26/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,358 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,412**
Low Sqft:
Ttl Sqft: **1,412**

DOM

23

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 12`8"
Dining Room	Main	10`6" x 8`9"
Mud Room	Main	7`7" x 5`9"
Bedroom - Primary	Upper	13`0" x 11`1"
Bedroom	Upper	9`2" x 8`7"
4pc Bathroom	Upper	7`7" x 5`0"

Room	Level	Dimensions
Kitchen	Main	12`8" x 8`9"
Foyer	Main	6`4" x 4`7"
2pc Bathroom	Main	5`9" x 5`0"
4pc Ensuite bath	Upper	10`6" x 5`8"
Bedroom	Upper	10`5" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

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Remarks

Pub Rmks: **Fantastic 3-bedroom, 2.5-bathroom home with numerous upgrades, fully landscaped and fenced yard, and an oversized 2-car detached garage with room to park a truck! In a terrific location within walking distance of two schools and easy access to all community shopping and amenities. This great home offers 3 bedrooms up with the master suite offering a private full ensuite bathroom and an additional full main bathroom. The open concept through the main floor is perfect for families. There is a front living room with an open kitchen featuring hardwood, 11 foot island great for entertaining, full appliance package, tons of cabinet and counter space that is then open to the eating area. There is an additional half bathroom on the main floor as well. The lower level has roughed in plumbing for future development and the laundry is also in this area. Tremendous location within walking distance to schools, there is a bus route a block away that goes to Saddletowne C-train station, fantastic home, fully fenced, and landscaped with a patio, and the 2 car garage has an oversized door capable of fitting a truck inside!**

Inclusions: **TV Mount, Living Room Clock**
Property Listed By: **RE/MAX Realty Professionals**

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







