

**17 SKYVIEW SPRINGS Road, Calgary T3N0C3**

MLS®#: **A2130072**      Area: **Skyview Ranch**      Listing Date: **05/24/24**      List Price: **\$888,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$1,000, 13-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,918 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,334**  
 Low Sqft:  
 Ttl Sqft: **2,334**

DOM

**32**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Greenbelt,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Manufactured Floor Joist,Post & Beam,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`1" x 12`3"	Walk-In Closet	Second	6`4" x 8`8"
4pc Ensuite bath	Second	12`2" x 11`3"	Bedroom	Second	10`0" x 9`9"
3pc Bathroom	Second	8`8" x 4`10"	Bedroom	Second	10`6" x 11`1"
Bonus Room	Second	19`10" x 12`8"	Kitchen	Main	11`7" x 13`3"

<b>Kitchenette</b>	<b>Main</b>	<b>7`7" x 10`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 11`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 12`5"</b>	<b>Office</b>	<b>Main</b>	<b>9`4" x 8`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`11" x 2`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`3"</b>
<b>Entrance</b>	<b>Main</b>	<b>9`3" x 10`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 15`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`4" x 10`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`1" x 4`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`5" x 11`3"</b>	<b>Living Room</b>	<b>Basement</b>	<b>11`3" x 12`5"</b>
<b>Laundry</b>	<b>Basement</b>	<b>12`0" x 9`3"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0912626**

Zoning: **R-1N**

Remarks

Pub Rmks: **Prime location, backing on to Green Space/Walking path, Centrally AirConditioned , Heated Garage, 3 Bedrooms/2.5 Washrooms, Bonus Room, recently renovated home with Spice Kitchen and 2 bedroom basement suite( ILLEGAL ) with separate entrance and separate laundry .House has been recently renovated and now has new Flooring, New Carpet, New TV unit, Fresh Paint, New Kitchens (including Spice Kitchen) and new deck with vinyl that is as wide as the house. Roof And Siding has been replaced after 2020 hailstorm. Must be seen to be appreciated.**

Inclusions: **Appliances in basement( fridge, stove,washer and dryer)**  
 Property Listed By: **Greater Property Group**

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























