



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SKYVIEW POINT Road, Calgary T3N0G9**

MLS®#: **A2133895**      Area: **Skyview Ranch**      Listing Date: **05/21/24**      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: **3,864 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,394**  
 Low Sqft:  
 Ttl Sqft: **1,394**

DOM  
**35**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Level,Private,Rectangular Lot**  
 Park Feat: **Covered,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**      Flooring: **Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Laminate Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	12`9" x 8`9"
Kitchen	Main	14`7" x 8`9"	Living Room	Main	12`8" x 15`6"
3pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`10" x 11`2"	Bedroom	Upper	8`8" x 10`5"
Bedroom - Primary	Upper	12`11" x 11`11"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	12`5" x 11`6"	Bedroom	Basement	6`9" x 9`8"

<b>Kitchen</b>	<b>Basement</b>	<b>10`9" x 8`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>10`9" x 8`3"</b>
			Legal/Tax/Financial		

Title:  
**Fee Simple**  
 Legal Desc: **1111858**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **Stunning Corner Home in Desirable Skyview Ranch having 4 Beds/ 3.5 Baths/ Double Detached Garage/ Ill-legal basement suite with side Entry/ New paint and New vinyl flooring. Welcome to this beautiful two-storey residence, built in 2011 and boasting a perfect blend of style and functionality. The bright and airy living room features expansive windows and a cozy fireplace, creating a warm and inviting atmosphere. The sleek and modern kitchen is equipped with upgraded stainless steel appliances and a convenient center island, perfect for culinary enthusiasts and those who love to entertain. A separate dining room adjoins the kitchen, ideal for hosting family gatherings and dinner parties. The upper floor showcases three spacious bedrooms, including a luxurious master retreat with an attached bathroom and walk-in closet. Two additional well-appointed bedrooms and a full custom upgraded bathroom ( shower) complete the upper level. Enjoy the convenience of a double detached garage and two additional parking spaces in front and fully landscape yard with low maintenance. The basement ( Ill-legal suite ) boasts a bed, a den , a full washroom living area and a second kitchen with separate side entry perfect to have some income to help with the mortgage payments. This fantastic property offers easy access to Stoney Trail and is close to all major amenities including parks, shops, restaurants, grocery stores, walking paths, and a K-9 Catholic school. The community also has rapid bus service as well. This beautiful home shows great and is a must-see in the family-friendly community of Skyview Ranch!**

Inclusions:  
 Property Listed By: **RE/MAX Complete Realty**

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





















