

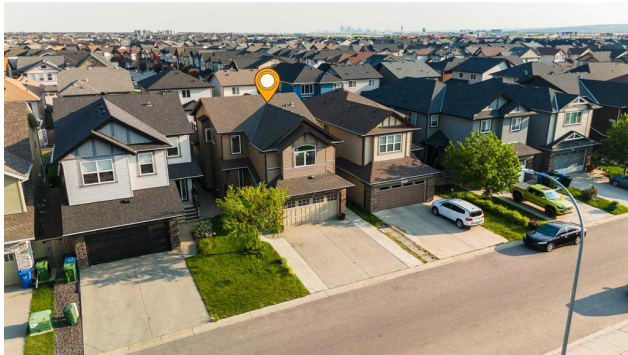


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 SKYVIEW SHORES Gardens, Calgary T3N 0C6**

MLS®#: **A2148642**      Area: **Skyview Ranch**      Listing **07/13/24**      List Price: **\$769,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 15-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2009**      Abv Sqft: **2,155**  
 Lot Sz Ar: **3,799 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **2,155**

DOM

**65**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Paved**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 9`8"	Dining Room	Main	11`5" x 10`2"
Kitchen	Main	13`7" x 11`0"	Laundry	Main	8`2" x 5`5"
Family Room	Main	15`10" x 12`11"	Bedroom - Primary	Second	15`11" x 11`4"
Bedroom	Second	10`11" x 10`6"	Bonus Room	Second	17`11" x 15`5"
4pc Ensuite bath	Second	11`4" x 7`4"	4pc Bathroom	Second	10`8" x 4`11"
2pc Bathroom	Main	4`7" x 4`2"	4pc Bathroom	Lower	7`10" x 6`6"
Living Room	Lower	14`11" x 13`8"	Bedroom	Second	10`11" x 9`5"
Kitchen	Lower	11`8" x 8`11"	Den	Lower	10`9" x 9`6"
Den	Lower	11`7" x 11`0"			

