

## 31 SKYVIEW SHORES Gardens, Calgary T3N 0C6

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

		Sub Type:City/Town:Year Built:Lot InformationLot Sz Ar:Lot Shape:Access:Lot Feat:	Residential Detached Calgary 2009 3,799 sqft Back Yard,Paved Double Garage A Utilities and Fea		a 2,155 2,155	DOM 65 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3 ) 3.5 (3 1) 2 Storey 4 2	
			Utilities and rea	lures				
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natural Gas None		Stone Floori Carpo Water Fnd/B	<b>et,Ceramic Tile,Vinyl</b> Source:	rame			
Kitchen Appl: Int Feat: Utilities:	-	ove,Garage Control(s),Microwav n Island,No Animal Home,No Sm		try,Quartz Counters	ryer,Window Coverin	gs		
			Room mornad					
Room Living Room Kitchen Family Room Bedroom 4pc Ensuite ba 2pc Bathroom Living Room Kitchen Den	Level Main Main Second th Second Main Lower Lower Lower	Dimensions 11`7" x 9`8" 13`7" x 11`0" 15`10" x 12`11" 10`11" x 10`6" 11`4" x 7`4" 4`7" x 4`2" 14`11" x 13`8" 11`8" x 8`11" 11`7" x 11`0"	Laun Bedro Bonu 4pc E	g Room dry oom - Primary s Room lathroom lathroom	Level Main Main Second Second Lower Second Lower	11 8`2 15 17 10 7`1 10	nensions 5" x 10`2" 11" x 11`4" 11" x 11`4" 11" x 15`5" 8" x 4`11" .0" x 6`6" 11" x 9`5" 9" x 9`6"	

Legal/Tax/Financial						
Title: Fee Simple	Zoning: R-1N					
Legal Desc:	0912707	Remarks				
Pub Rmks: Inclusions: Property Listed By:	Must see home with great potential! Located at 31 Skyview Shores Gardens NE in Calgary, this property is nestled in a lively and rapidly developing residential area within the esteemed Skyview Ranch community. Ideal for families, it boasts a beautiful 2-storey layout with a separate basement. The house is recently upgraded with brand new windows throughout. The main floor impresses with 9-foot ceilings, a modern kitchen featuring stainless steel appliances and a convenient kitchen island. Adjacent to the kitchen, the dining area opens onto a rear deck overlooking a south-facing backyard, perfect for outdoor enjoyment. Additionally, the main floor includes laundry facilities and a 2-piece bathroom for added convenience. Upstairs, the master bedroom awaits with a spacious walk-in closet and a luxurious 4-piece ensuite complete with a soaker tub and separate shower. Two other well-proportioned bedrooms offer ample space, with one featuring its own private sitting area ideal for a study or additional closet space. Completing the upper level is a full bathroom and a generously sized front bonus room with vaulted ceilings perfect for relaxation or entertainment. The fully finished basement, accessible through a separate entrance, adds versatility and potential for additional living space or rental income. Outside, an extra-wide front driveway leads to a double attached garage, ensuring ample parking and storage space. Don't miss out on the opportunity to own this exceptional home in a sought-after neighborhood, offering both comfort and future potential. Schedule your viewing today! N/A Brilliant Realty					

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