



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**317 SKYVIEW SPRINGS Gardens, Calgary T3N 0B6**

MLS®#: **A2148684**

Area: **Skyview Ranch**

Listing Date: **07/11/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 20-Jul**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,584 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,974**  
Low Sqft:  
Ttl Sqft: **1,974**

DOM

**67**  
Layout  
Beds: **5 (4 1)**  
Baths: **3.5 (3 1)**  
Style: **2 and Half Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

**Concrete,Post & Beam,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Water Purifier,Water Softener,Window Coverings**

Int Feat:

**Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Tankless Hot Water**

Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`4" x 5`0"
Kitchen	Main	13`2" x 12`0"
Bedroom - Primary	Second	14`11" x 11`7"
Bedroom	Second	9`0" x 11`7"
3pc Ensuite bath	Second	5`10" x 8`1"
Bonus Room	Third	12`1" x 21`2"

Room	Level	Dimensions
Dining Room	Main	13`8" x 9`4"
Living Room	Main	15`7" x 11`10"
Bedroom	Second	9`1" x 11`8"
4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Third	12`1" x 11`7"
3pc Bathroom	Lower	5`2" x 10`11"

**Bedroom**                      **Lower**                      **14`7" x 10`1"**                      **Family Room**                      **Lower**                      **24`6" x 14`6"**  
Legal/Tax/Financial

Title:                                      Zoning:  
**Fee Simple**                                      **R-1N**  
Legal Desc:                                      **0912626**                                      Remarks

Pub Rmks:                                      **Welcome to this beautifully maintained home in Skyview Ranch! This 5-bedroom, 3.5-bathroom family home boasts an impressive layout, a high ceiling, a stunning kitchen with granite countertops, stainless steel appliances, and a center island with extra storage. The top floor features a versatile loft with a fourth bedroom/balcony that can serve as a bonus room, private office, or a bedroom for guests Throughout the house, you'll find tasteful decor, accentuated by gorgeous light fixtures, Hunter Douglas blackout blinds, tile floors, and chestnut cabinetry and speakers even on the deck. On the second floor, you can find the primary bedroom with its private ensuite and walk-in closet, along with two more spacious bedrooms and another full bath. The third level offers a multi-purpose loft that you can use creatively. From the loft, one can see Calgary Tower & Downtown and the balcony gives a view of a beautiful sunset. The fully finished basement has a side entrance, a bedroom, a bathroom, and a living room. There's even space to build a future kitchen. Step outside to the impressive backyard, complete with a large full-sized deck and beautifully landscaped front and back yards. The double detached garage, featuring, high walls, and 240v subpanels with extra outlets, is the largest on the block. Additional features include an on-demand H2O tank, high-efficiency furnace, built-in speakers, and Kinetico Water Softener + Kinetico Filtration System. The location is incredibly convenient, with transit, schools, parks, playgrounds, a gas station, shopping, and major routes like Metis Trail, Country Hills, and Stoney Trail just minutes away. Don't miss out—this home won't last long!**

Inclusions:                                      **none**  
Property Listed By:                                      **URBAN-REALTY.ca**

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