

93 SKYVIEW Parade, Calgary T3N 0V4

MLS®#: **A2150448** Area: **Skyview Ranch** Listing Date: **07/18/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 08-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,153 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,524**
 Low Sqft:
 Ttl Sqft: **1,524**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`2" x 9`0"	Family Room	Main	11`1" x 10`9"
Kitchen	Main	16`7" x 9`10"	Living Room	Main	13`8" x 11`0"
Bedroom - Primary	Second	12`11" x 11`0"	Bedroom	Second	11`4" x 8`10"
Bedroom	Second	9`4" x 8`10"	4pc Bathroom	Second	
3pc Ensuite bath	Second		Laundry	Second	7`6" x 6`2"

**Game Room
Furnace/Utility Room
2pc Bathroom**

**Lower
Lower
Main**

**18`3" x 18`1"
9`1" x 5`6"**

**Bedroom
3pc Bathroom**

**Lower
Lower**

18`2" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611520

Zoning:
M-G

Remarks

Pub Rmks:

Welcome to 93 Skyview Parade NE! Amazing opportunity to own this distinctive and stylish air-conditioned end-unit townhome with no condo fees in the amenity-rich neighbourhood of Skyview Ranch. From the moment you enter this meticulous and stylish 2-storey home, you will be immediately impressed. Appreciate the openness as you set foot in the spacious entrance. Recently-upgraded vinyl plank flooring throughout the main floor. Complemented by 9-foot high ceilings, the main floor boasts a gourmet-style kitchen with island, gas stove, and loads of cabinets. Entertain in the adjacent dining area with entry into the backyard. Enjoy the peacefulness of the carpeted second level which includes a master bedroom with ultramodern ensuite and sizeable walk-in closet. Two secondary bedrooms, 4-piece main bath, and laundry complete the second floor. The tastefully finished lower level encompasses an extra bedroom, rec room with wet bar, and a 4-piece bath. Double-detached garage has been refinished with durable epoxy flooring. A serene and family-friendly community with an array of playgrounds, schools, convenient shopping and dining options, and offering nearby access to Calgary International YYC.

Inclusions:
Property Listed By:

**n/a
RE/MAX Real Estate (Central)**

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