



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 SKYVIEW SPRINGS Rise, Calgary T3N0C2**

MLS®#: **A2153808**      Area: **Skyview Ranch**      Listing Date: **09/05/24**      List Price: **\$600,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **3,347 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,470**  
 Low Sqft:  
 Ttl Sqft: **1,470**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Garden,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**  
 Flooring: **Carpet,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 12`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 8`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`0" x 4`9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`6" x 3`8"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 11`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 9`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 4`11"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 7`4"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0912626**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **This beautifully maintained 3 Bedroom home is FRESHLY PAINTED and waiting for you to move in! The main floor features a cozy living room with modern gas fire, 2-piece bath, a kitchen that boasts warm cabinetry, pristine appliances, lots of counter space, and a great dining area for friends and family to enjoy. There is a GAS LINE TO THE KITCHEN STOVE so you can convert to gas easily if you wish. The upper floor features a large Primary bedroom with OVERSIZED CLOSET and a bright 3-piece ENSUITE. 2 additional bedrooms and a 4-piece bath with soaker tub complete the upper floor. The back yard is a gardener's dream with garden boxes, rain capture and a fabulous deck set up with gas line for your BBQ or fire table. The large double garage has been PLUMBED WITH HOT AND COLD WATER and DRAIN just waiting to be connected. The garage opener is in the box, ready to be installed. Situated on a quiet street near schools, shopping, transit and with easy access to Deerfoot, Stoney Trail and the Airport.**

Inclusions:  
Property Listed By: **Shelving and bench in garage  
RE/MAX Realty Professionals**

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













