



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW POINT Crescent, Calgary T3N 0M2

MLS®#: **A2154151** Area: **Skyview Ranch** Listing Date: **08/01/24** List Price: **\$599,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2013** Abv Sqft: **1,327**
Low Sqft:
Lot Sz Ar: **2,820 sqft** Ttl Sqft: **1,327**
Lot Shape:

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Back Lane,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**
Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
Fnd/Bsmt:
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 11`5"	Kitchen	Main	11`4" x 9`6"
Dining Room	Main	11`10" x 7`8"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`10" x 10`11"	Bedroom	Second	10`0" x 9`2"
Bedroom	Second	10`0" x 9`3"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-G

Legal Desc:

1311051

Remarks

Pub Rmks:

***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* MOVE-IN READY!! Say hello to this charming 3-bed, 2.5-bath family home in Skyview Ranch. Inside, a large foyer with hard surface flooring leads to an open-plan main floor. The living and dining areas flow seamlessly, bathed in natural light from large windows. The stylish kitchen boasts a peninsula layout with stainless steel appliances, ample counter space, and a breakfast bar, making it a central hub for family activities. A mudroom leads to the rear deck and backyard, and a 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom offers a walk-in closet and a 4-piece ensuite. Two well-sized bedrooms and another 4-piece bathroom are perfect for children or guests. The unfinished basement is a blank canvas for customization, with a laundry area complete with side-by-side appliances. Outside, the East-facing backyard features a unique deck and a double detached garage. Skyview Ranch is a family-friendly community with parks, schools, shopping, and convenient access to Country Hills Boulevard and Stoney Trail. Don't miss out on this wonderful home! Schedule your private showing today!**

Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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