

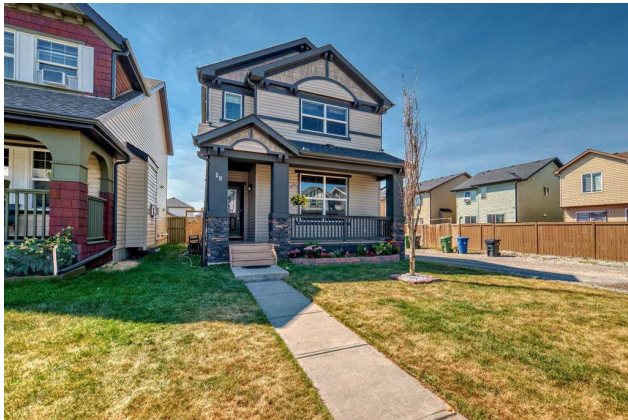


THE
A-TEAM

**RE/MAX
FIRST**

19 SKYVIEW SPRINGS Rise, Calgary T3N 0B2

MLS®#: **A2154616** Area: **Skyview Ranch** Listing Date: **08/02/24** List Price: **\$639,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **3,336 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,583**
 Low Sqft:
 Ttl Sqft: **1,583**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot**
 Park Feat: **Alley Access,Asphalt,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 11`7"	Dining Room	Main	15`4" x 9`4"
Kitchen	Main	13`5" x 11`0"	2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Second	13`8" x 11`1"	Bedroom	Second	12`6" x 9`1"
Bedroom	Second	10`10" x 9`1"	4pc Bathroom	Second	8`1" x 4`11"
4pc Ensuite bath	Second	11`0" x 8`1"	Laundry	Second	5`4" x 3`3"
Walk-In Closet	Second	6`11" x 4`5"	Entrance	Main	6`9" x 4`7"
Mud Room	Main	7`0" x 4`8"	Covered Porch	Main	21`2" x 4`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-N

0912626

Remarks

Pub Rmks: **Welcome to this amazing 3-bedroom, 2.5-bathroom detached house situated on a corner lot with the added convenience of no sidewalks for snow removal. The main floor boasts an open-concept layout with abundance of natural light, featuring a spacious living room with a gas fireplace and a kitchen with quartz island/countertops, tiled backsplash, and ample high-quality cabinets along with a pantry. Adjacent to the kitchen and dining area, you'll find a handy closet, a 2-piece bath, and access to a large south-facing wooden deck and a two-car detached garage. Upstairs, the primary bedroom faces the front and includes a generous walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, a full common bathroom, and a convenient second-floor laundry room complete this level. The full unfinished basement, with a bathroom rough-in and two windows offers endless possibilities to create your dream space. Currently, the basement is dry walled and set up as a home office and entertainment area. Interior walls and the rear deck surface are freshly painted. The detached garage is accessible via the side laneway. Enjoy the benefits of extra parking space that come with a corner lot, along with the ease of not having sidewalks to clear. The property is conveniently located near a variety of amenities including walking trails, parks, schools, highways, and the Calgary International Airport.**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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