



THE
A-TEAM

**RE/MAX
FIRST**

457 SKYVIEW SHORES Manor, Calgary T3N 0H2

MLS®#: **A2155021** Area: **Skyview Ranch** Listing Date: **08/02/24** List Price: **\$829,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,327 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,967**
Low Sqft:
Ttl Sqft: **1,967**

DOM

47
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Landscaped,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"
Kitchen	Main	9`11" x 27`0"
4pc Bathroom	Second	8`4" x 4`11"
Bedroom	Second	8`7" x 13`2"
Bonus Room	Second	14`4" x 22`9"
Walk-In Closet	Second	6`6" x 10`7"
Bedroom	Lower	11`4" x 9`0"

Room	Level	Dimensions
Foyer	Main	4`6" x 9`9"
Living Room	Main	12`0" x 27`2"
4pc Ensuite bath	Second	9`9" x 13`9"
Bedroom	Second	9`0" x 18`8"
Bedroom - Primary	Second	12`10" x 14`1"
4pc Bathroom	Lower	10`1" x 4`11"
Bedroom	Lower	10`1" x 12`7"

Kitchen	Lower	5`11" x 5`4"	Game Room	Lower	11`4" x 14`3"
Storage	Lower	3`5" x 5`6"	Furnace/Utility Room	Lower	10`3" x 11`9"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	1210843

Remarks

Pub Rmks: **Welcome to this fully renovated CORNER LOT stunning home where elegance meets functionality. Total 5 BEDROOM + BONUS-Room, 3.5 BATHS, SPICE-KITCHEN, BASEMENT SUITE (Illegal) With SEPERATE ENTRANCE. Skyview Ranch is known for its close proximity to all Amenities, Schools , Parks, Playgrounds and Transit access to anywhere in the city. Upon entrance you will be welcomed by the functional floorplan, with an open concept layout featuring a bright WHITE KITCHEN with granite countertops overlooks the family room and the dining nook that has built in Microwave and Spice-Kitchen and 2pc bathroom complete the main floor. The upper level has total 3 bedrooms and two full bathrooms including the primary bedroom with its 4pc ensuite bathroom and a huge walk-in closet. A huge bonus area and Separate Laundry room completes the upper floor. ILLEGAL BASEMENT SUITE is fully finished has SEPARATE ENTRANCE and comes with 2 good size bedrooms, Full bathroom, living area, kitchen, Separate Laundry and total of 4 Windows. Well maintained backyard is ideal for family and kids to enjoy. ***Check 3D VIRTUAL Tour *** and visit this home to discover the endless possibilities that await you in this stunning residence!**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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