



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 SKYVIEW SHORES Court, Calgary T3N 0C9**

MLS®#: **A2155390**

Area: **Skyview Ranch**

Listing Date: **08/06/24**

List Price: **\$785,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,929 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

DOM

**43**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 4`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 14`8"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`1" x 5`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 11`1"</b>
<b>Family Room</b>	<b>Upper</b>	<b>17`0" x 11`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`8" x 4`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 9`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 11`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 15`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 9`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 16`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 4`11"</b>
<b>Den</b>	<b>Basement</b>	<b>9`11" x 10`0"</b>

<b>Kitchen</b>	<b>Basement</b>	<b>12`7" x 15`7"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`4" x 7`11"</b>
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>R-1N</b>
Legal Desc:	<b>1111433</b>

Remarks

Pub Rmks: **Stunning 4-Bedroom and Den Home with an Illegal Suite and 3.5 Bathrooms on a Spacious Pie-Shaped Lot in a Prime Cul-de-Sac Location! Welcome to this stunning home where elegance meets functionality. Featuring a total of 4 bedrooms and Den plus a bonus room, 3.5 bathrooms, and an illegal basement suite with a separate entrance, this home in Skyview Ranch offers close proximity to all amenities, schools, parks, playgrounds, and easy transit access to anywhere in the city. Upon entrance, you'll be greeted by a functional floor plan with kitchen featuring granite countertops, overlooking the family room and the dining nook, which includes a built-in microwave and oven. A 2-piece bathroom completes the main floor. The upper level boasts 3 bedrooms and 2 full bathrooms, including the primary bedroom with a 5-piece ensuite and a huge walk-in closet. A spacious bonus area and a separate laundry room complete the upper floor. The fully finished illegal basement suite with a separate entrance features 2 good-sized bedrooms, a full bathroom, a living area, a kitchen, a separate laundry, and 2 windows. The well-maintained backyard is ideal for family and kids to enjoy. Check the 3D virtual tour and visit this home to discover the endless possibilities that await you in this stunning residence!**

Inclusions:	<b>N/A</b>
Property Listed By:	<b>eXp Realty</b>

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











