



THE
A-TEAM

**RE/MAX
FIRST**

54 SKYVIEW RANCH Gardens, Calgary T3N 0G2

MLS®#: **A2156156** Area: **Skyview Ranch** Listing Date: **08/09/24** List Price: **\$424,900**
Status: **Active** County: **Calgary** Change: **-\$5k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,377**
Low Sqft:
Ttl Sqft: **1,377**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot,Views**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Laminate Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"
Dining Room	Second	15`3" x 8`0"
Kitchen	Second	11`11" x 13`4"
4pc Ensuite bath	Third	7`5" x 4`10"
Bedroom - Primary	Third	12`10" x 14`8"

Room	Level	Dimensions
Office	Main	15`3" x 9`8"
Family Room	Second	13`2" x 13`6"
4pc Bathroom	Third	7`5" x 4`10"
Bedroom	Third	13`2" x 9`4"

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1111691**

Remarks

Pub Rmks: **PERFECT 3 Side Open Townhome! This exceptional end-unit townhouse features 2 bedrooms and 2 bathrooms, making it an ideal choice for growing families. The moment you enter, you'll appreciate the smartly designed layout, starting with a versatile flex room on the main floor — perfect for a home office or living space. A convenient 2-piece bathroom is also located on this main floor, ideal for guests. The single attached garage not only provides secure parking but also adds extra storage space. Upstairs, the open-concept living area seamlessly connecting the kitchen, dining, and living spaces, invites you in with lots of big windows on three walls. The living room is both spacious and cozy for family get together. The gas fireplace is welcoming to create warm atmosphere. Elegant built-in features and floating shelves around fireplace enhance the room's aesthetic and functionality. Step out onto the west-facing patio, where you'll enjoy views of the park and plenty of natural light—ideal for relaxing or entertaining. The kitchen with a sleek center island includes a breakfast bar for casual dining and a pantry offer ample storage and a modern look. The top floor is where you'll find 2 generously sized bedrooms, 2 full bath and laundry, perfect for rest and privacy. The primary bedroom stands out with its vaulted ceiling and big windows, adding a touch of luxury to your personal retreat. The location also provides easy access to shopping centers, schools, and major transportation routes. Check 3D virtual tour and visit this home to discover the perfect blend of style, comfort, and convenience!**

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