



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 SKYVIEW RANCH Manor #4417, Calgary T3N 0V2**

MLS® #: **A2156448**

Area: **Skyview Ranch**

Listing Date: **08/22/24**

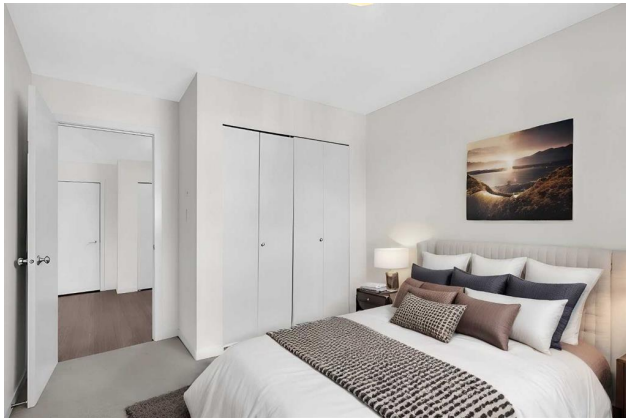
List Price: **\$334,888**

Status: **Active**

County: **Calgary**

Change: **-\$102, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Finished Floor Area

Abv Sqft: **897**  
Low Sqft:  
Ttl Sqft: **897**

DOM

**27**

Layout

Beds: **2 ( 2 )**  
Baths: **1.0 ( 1 0 )**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Additional Parking,Assigned,Covered,Leased,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Dog Run,Garden,Other,Playground**

Construction: **Cement Fiber Board,Mixed,Wood Frame**

Flooring: **Carpet,Laminate**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`4" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 10`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 12`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 11`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>13`4" x 5`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`4" x 12`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 10`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$415**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc:

1711142

Remarks

Pub Rmks:

Welcome to the pinnacle of urban living at 181 Skyview Ranch Manor NE, Unit #4417—an exquisite TOP-floor residence that perfectly balances modern sophistication with cozy charm. This stunning 2-bedroom, 1-bathroom home, sprawled across 897 square feet (2 PARKING STALLS: 1 UNDERGROUND 1 SURFACE), offers an open-concept layout that is both airy and inviting, ideal for both relaxing and entertaining. Step inside and be welcomed by a bright, expansive living area where natural light dances across the space, highlighting the meticulous design and premium finishes. The heart of the home is the beautifully appointed kitchen, featuring luxurious quartz countertops that gleam under contemporary lighting. With ample cabinetry, high-end stainless steel appliances, and a sleek breakfast bar, this kitchen is both stylish and functional—perfect for whipping up gourmet meals or enjoying casual bites. Adjacent to the kitchen, the spacious living room opens up to a private balcony through sliding glass doors. This outdoor haven is your perfect escape for al fresco dining, relaxing with a book, or simply enjoying the fresh air. The balcony comfortably accommodates a 6-piece dining set, making it a fantastic space for hosting gatherings with friends and family. Both bedrooms are designed with comfort in mind. The master suite offers a tranquil retreat with generous space and serene ambiance, while the second bedroom is equally spacious and versatile, ideal for guests, a home office, or a cozy den. The bathroom is elegantly appointed with a modern 4-piece setup, including a stylish tub/shower combo and a single vanity with ample storage beneath. For your convenience, this home features in-suite laundry and additional in-suite storage, ensuring everything you need is right at your fingertips. Parking is a breeze with two dedicated stalls: a heated underground spot for comfort in winter and a surface-assigned space for everyday ease. Plus, visitors will appreciate the abundant parking options close to the entrance. Elevate your lifestyle with this top-floor gem in a sought-after community, where every detail has been thoughtfully crafted to provide a blend of luxury, comfort, and convenience. There is also a community kitchen/common area plus a gym inside the complex to enjoy. This is more than just a home—it's a lifestyle statement waiting for you to make it your own.

Inclusions:

N/A

Property Listed By:

eXp Realty

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





4417-181 Skyview Ranch Manor, Calgary, AB

Main Floor Interior Area 897.03 sq ft



0 3 6 ft

PREPARED: 2024/05/10



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

