



THE
A-TEAM

**RE/MAX
FIRST**

148 SKYVIEW POINT Green, Calgary T3N 0G7

MLS®#: **A2157195** Area: **Skyview Ranch** Listing Date: **08/16/24** List Price: **\$629,800**
 Status: **Active** County: **Calgary** Change: **-\$20k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,339**
 Low Sqft:
 Ttl Sqft: **1,339**

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`11" x 9`0"	Pantry	Main	1`9" x 2`7"
Kitchen	Main	9`6" x 13`8"	Living Room	Main	13`4" x 17`0"
Entrance	Main	5`2" x 5`7"	2pc Bathroom	Main	5`2" x 4`7"
Bedroom	Upper	9`5" x 9`7"	Bedroom	Upper	9`2" x 8`11"
4pc Bathroom	Upper	4`11" x 9`8"	Walk-In Closet	Upper	4`5" x 8`0"
Bedroom - Primary	Upper	13`4" x 10`11"	4pc Ensuite bath	Upper	4`11" x 7`11"
Bedroom	Basement	8`4" x 12`1"	Living Room	Basement	12`0" x 15`1"

4pc Bathroom

Basement

7`10" x 5`7"

Kitchen
Legal/Tax/Financial

Basement

11`4" x 5`9"

Title:
Fee Simple
Legal Desc:

1210887

Zoning:
R-1N

Remarks

Pub Rmks:

***Back in the market due to financing* Welcome to this charming 2-storey detached home in the vibrant Skyview Ranch neighbourhood, known for its high-quality amenities. This property offers a double detached garage and a versatile basement illegal suite with its own separate side entrance. With 4 bedrooms and 3.5 bathrooms, this home is perfect for families or entertaining guests. As you enter, you'll be greeted by an inviting open floor plan where large windows allow natural light to fill the space. The airy layout flows seamlessly into the living and dining areas, which open up to a fenced backyard—a fantastic spot for children to play, hosting parties, or enjoying a peaceful evening of stargazing. The kitchen is a highlight with its island, granite countertops, and ample pantry space, making it a chef's delight. A convenient 2-piece bathroom completes this main level. Upstairs, you'll find 3 well-sized bedrooms. The master bedroom features a walk-in closet and a private 4-piece ensuite bathroom. This level also includes a full bathroom for added convenience. The illegal basement suite is a fantastic bonus, offering a bedroom, a full bathroom, a functional living room, and a kitchen. The laundry facilities are shared. While it's an illegal suite, it's an excellent space for accommodating friends and family or family gatherings. Situated in a lively neighbourhood with numerous amenities, this home won't last long. Don't miss out—act quickly to make it yours!**

Inclusions:
Property Listed By:

**Electric Range, Range Hood, Refrigerator
RE/MAX House of Real Estate**

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











