



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #1406, Calgary T3N 0G3

MLS®#: **A2159650** Area: **Skyview Ranch** Listing Date: **08/21/24** List Price: **\$405,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **810**

Low Sqft:

Ttl Sqft: **810**

DOM

28

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**

Construction: **Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	10`9" x 4`11"	4pc Bathroom	Main	7`4" x 9`6"
Bedroom	Main	10`11" x 9`8"	Foyer	Main	5`1" x 9`11"
Kitchen	Main	12`11" x 12`5"	Living Room	Main	13`3" x 10`9"
Bedroom - Primary	Main	10`11" x 10`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$352

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: **2311673**

Remarks

Pub Rmks: **Don't miss out on this incredible opportunity in the newly developed Skyview North by Truman Homes! This stunning North East facing unit offers a bright and airy open-concept floor plan featuring 2 bedrooms and 2 bathrooms in the well-established community of Skyview Ranch. With a titled underground parking stall included, this home is the epitome of luxury living. Step inside and experience the pinnacle of elegance with high end finishes, including wide plank flooring, exquisite lighting, and sleek cabinetry. The chef inspired kitchen is a culinary dream, boasting stainless steel appliances, soft-close cabinetry, and beautiful quartz countertops. The primary bedroom is a true retreat, featuring a walk-through closet leading to a luxurious four-piece ensuite bathroom. The spacious secondary bedroom is perfect as a guest room, home office, or additional living space. Enjoy the convenience of an in-suite washer and dryer, and the abundance of natural light streaming through large windows. Skyview North's prime location puts you just steps away from all the amenities you need—shopping at SkyView Station, green spaces, and playgrounds. Plus, Prairie Sky Elementary and Junior High are only 2 minutes away. With easy access to both Stoney and Deerfoot Trail, commuting is a breeze. Schedule your showing today and discover the exceptional lifestyle that awaits you at Skyview North!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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