

60 SKYVIEW RANCH Road #3625, Calgary T3N 2J8

MLS®#: **A2162068** Area: **Skyview Ranch** Listing Date: **09/02/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 16-Sep** 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **1,074**
 Low Sqft:
 Ttl Sqft: **1,074**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Covered Courtyard, Garden, Storage**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)**
 Utilities:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`6" x 5`10"	Kitchen	Main	14`11" x 14`2"
Dining Room	Main	8`9" x 12`1"	Living Room	Main	12`6" x 12`1"
Balcony	Main	10`1" x 6`6"	Den	Main	9`4" x 7`8"
Bedroom - Primary	Main	13`0" x 9`10"	4pc Ensuite bath	Main	8`9" x 7`3"
Walk-In Closet	Main	6`8" x 7`9"	Bedroom	Main	11`11" x 10`1"
4pc Bathroom	Main	10`0" x 4`11"	Walk-In Closet	Main	5`8" x 6`0"
Laundry	Main	5`8" x 3`2"			

Condo Fee:
\$382

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome to your dream home at Skyview North! This beautifully built Truman corner-unit on the top floor boasts 2 Bedrooms, 2 Bathrooms plus a versatile Den that can be used as a third bedroom. Step inside to find a spacious open-concept living area highlighted by sleek wide-plank flooring and a chic lighting package that sets the tone for elegant living. The heart of the home is the chef-inspired kitchen featuring top-of-the-line stainless steel appliances, a generous island with a breakfast bar and ample storage - perfect for both casual meals and entertaining guests. The primary bedroom is a serene retreat, complete with a walk-through closet and a luxurious private ensuite bathroom. The second bedroom also includes a walk-through closet and easy access to the main bathroom through a convenient pocket door, making it perfect for guests or family. Enjoy outdoor relaxation on your private balcony, accessible from the living room and an in-suite laundry for added convenience. This unit also comes with a titled underground parking stall and storage unit in a secure, heated parkade, ensuring your vehicle and belongings are protected year-round. Plus, ample visitor parking at the front of the building ensures your guests always have a place to park. This exquisite unit seamlessly combines modern design with everyday convenience. Situated in the vibrant Skyview Ranch community, this residence offers a harmonious blend of style and practicality. Skyview North is ideally located near Sky Point Landing, offering effortless access to shopping, green spaces, walking trails and playgrounds. With Stony and Deerfoot Trails just a short drive away, your commute is made easy. A must see!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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









