



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2223, Calgary T3N 2J8

MLS®#: **A2162845** Area: **Skyview Ranch** Listing Date: **09/06/24** List Price: **\$399,800**
 Status: **Active** County: **Calgary** Change: **-\$20k, 11-Oct** 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:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: **1,034**
 Low Sqft:
 Ttl Sqft: **1,034**

DOM

88
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Electric**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Stone Counters, Storage, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`3" x 14`0"
Den	Main	10`1" x 9`5"
Bedroom	Main	10`1" x 13`0"
4pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 19`4"
Bedroom - Primary	Main	10`0" x 12`0"
4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$406

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **2311881**

Remarks

Pub Rmks: **BRAND NEW | MODERNLY DESIGNED | 2 BEDROOM + A HUGE DEN | ACROSS FROM A PARK & AMENITIES | PRIVATE FLOOR PLAN SEPARATING THE BEDROOMS | GOURMET KITCHEN | OPEN FLOOR PLAN | WIDE PLANK FLOORING | WALK-THROUGH CLOSETS | DUAL SINKS | GLASS RAILED BALCONY WITH PARK VIEWS | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | SEPARATE STORAGE LOCKER | OUTSTANDING LOCATION! Brand new, modern and stylish 2 bedroom, 2 bathroom + a den condo across from a park and amenities! This ideal floor plan is bright and open with the principal rooms separating the bedrooms for ultimate privacy. The chic kitchen encourages culinary exploration featuring stainless steel appliances, full-height cabinets and a large breakfast bar island to gather around. Tranquil park views add to the relaxing atmosphere in the adjacent living room. Barbeque or unwind on the large balcony with glass railings so none of the beautiful views are obstructed. At the end of the day retreat to the primary oasis with walk-through dual closets that lead to the private ensuite boasting dual sinks, no need to share! The second bedroom is almost as luxurious with a walk-through closet also provides cheater access to the 4-piece main bathroom. The enclosed den could easily be used as a 3rd bedroom thanks to the closet and spacious size or as a substantial home office, hobby space or playroom. In-suite laundry and underground titled parking add to your comfort and convenience. Located in Skyview Ranch surrounded by big prairie sky pierced with city skyline and every amenity: shopping, schools, parks and a multitude of green spaces and pathways are right out the front door! Truly an unbeatable location for this exceptional unit with a perfect floor plan!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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







