



THE
A-TEAM

**RE/MAX
FIRST**

255 SKYVIEW POINT Road, Calgary T3N 0K7

MLS®#: **A2162984**

Area: **Skyview Ranch**

Listing Date: **09/10/24**

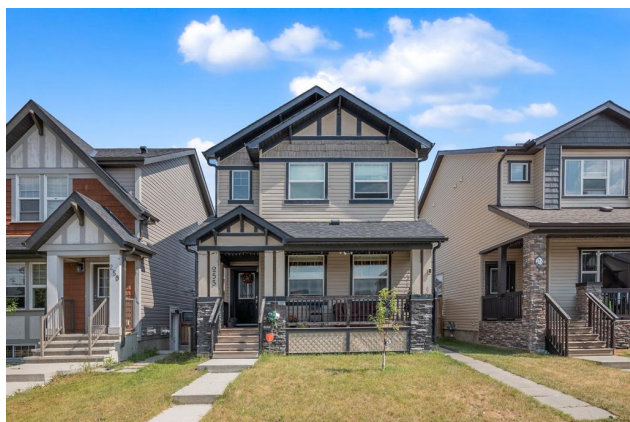
List Price: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Private**
Park Feat: **Double Garage Detached**

DOM

9

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 16`0"
Kitchen	Main	10`2" x 13`6"
Bedroom	Second	9`11" x 9`2"
4pc Bathroom	Second	4`11" x 8`1"
4pc Ensuite bath	Second	11`1" x 10`9"
Bedroom	Basement	9`4" x 11`7"
4pc Bathroom	Basement	12`3" x 5`0"

Room	Level	Dimensions
Dining Room	Main	9`2" x 17`1"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom	Second	11`7" x 11`7"
Bedroom - Primary	Second	12`2" x 13`9"
Living Room	Basement	14`6" x 10`9"
Kitchen	Basement	8`4" x 7`10"
Bedroom	Basement	9`4" x 11`3"

Furnace/Utility Room

Basement

9`4" x 8`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1210887

Zoning:

R-2

Remarks

Pub Rmks:

Welcome to Skyview, a beautiful 5 bedroom, 3.5 bathrooms, double detached garage, 9-ft ceilings, separate entrance with a basement illegal-suite, 2-storey home. This well kept home has 3 bedrooms upstairs, master with 5 piece EN suite bathroom, Walk-in closet, upstairs separate laundry, two other full size bedrooms with 1 more 4 piece common bathroom. The spacious main floor living room with a corner electrical Fireplace, Large Dining area, beautiful maple kitchen, with a great size kitchen island accompnies glass cabinet, a half bath, and a deck door leading access door to PRIVATE FENCED BACK YARD WITH DOUBLE DETACH GARAGE WITH EXTRA SHELVES FOR STORAGE. Comes with many more upgrades like to mention Granite counter tops, Upgraded railing, custom blinds and curtains, upgarded bathrooms with full length tiles, STAINLESS STEEL APPLIANCES with Gas stove upstairs, extra drain in bathrooms. Professional developed 2 bedroom basement illegal-suite, separate laundry and separate entrance. Two sets of laundry and all other appliances for upstairs and downstairs in the basement. Don't miss the opportunity to own a perfect starter home. BOOK YOUR SHOWING TODAY!!

Inclusions:

Property Listed By:

N/A

CIR Realty

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

