



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**269 SKYVIEW RANCH Drive, Calgary T3N 0E1**

MLS®#: **A2163732**      Area: **Skyview Ranch**      Listing Date: **09/10/24**      List Price: **\$569,888**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 19-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **2,701 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,145**  
 Low Sqft:  
 Ttl Sqft: **1,145**

DOM

**9**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Hot Water**  
 Sewer:  
 Ext Feat: **Barbecue,Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Wood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`0" x 12`3"	3pc Ensuite bath	Second	10`0" x 16`0"
Walk-In Closet	Second	4`0" x 4`3"	Bedroom	Second	12`1" x 12`6"
Walk-In Closet	Second	4`0" x 4`4"	4pc Ensuite bath	Second	10`6" x 4`11"
Bedroom	Basement	8`11" x 8`11"	4pc Bathroom	Basement	4`11" x 8`10"
Family Room	Basement	9`8" x 10`10"	Laundry	Basement	9`10" x 7`2"
2pc Bathroom	Main	4`8" x 4`10"	Kitchen	Main	8`2" x 12`8"
Dining Room	Main	7`9" x 12`8"	Living Room	Main	14`3" x 12`8"

Title: **Fee Simple**  
Legal Desc: **0912707**

Zoning: **R-2**

Remarks

Pub Rmks: **Welcome to this well-maintained semi-detached home, perfectly situated in the family-friendly community of Skyview Ranch. Surrounded by schools, playgrounds, and green spaces, this 2-story home offers 1,605.9 sq. ft. of comfortable living space. The upper level features two spacious master bedrooms, each with its own 4-piece ensuite bathroom, providing privacy and convenience. The main floor boasts an open-concept layout, ideal for family gatherings and daily activities. In 2023, the basement was fully developed, offering an additional bedroom, bathroom, and a cozy living area - perfect for entertaining guests. The exterior is just as impressive, with a fully fenced yard, a 10x16 deck, a patio, and a double detached garage. Located within walking distance to Prairie Sky School (K-9), Apostles of Jesus School, playgrounds, shops, and more, this home is perfect for young families. With quick access to Stoney Trail, Deerfoot Trail, Metis Trail, and just 10 minutes from the airport, convenience is at your doorstep. For added peace of mind, the upper-level carpet will be professionally shampooed before possession, and an insurance claim is in progress to address minor hail damage from the July 2024 storm. Don't miss out on this fantastic opportunity to call this home your own!**

Inclusions: **n/a**  
Property Listed By: **First Place Realty**

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





