



THE
A-TEAM

**RE/MAX
FIRST**

42 SKYVIEW RANCH Crescent, Calgary T3N 0E3

MLS®#: **A2163811** Area: **Skyview Ranch** Listing Date: **09/07/24** List Price: **\$784,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,144 sqft**
Lot Shape:

DOM

11
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Double Vanity,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 10`11"
2pc Bathroom	Main	5`4" x 4`11"
Family Room	Main	15`4" x 13`7"
Bedroom	Second	14`7" x 9`10"
5pc Bathroom	Second	8`1" x 10`0"
Loft	Second	16`1" x 14`8"
Walk-In Closet	Second	7`2" x 11`5"

Room	Level	Dimensions
Foyer	Main	7`7" x 6`11"
Kitchen	Main	12`7" x 17`1"
Dining Room	Main	13`2" x 11`6"
Bedroom	Second	12`9" x 9`9"
Bedroom	Second	11`4" x 11`6"
Laundry	Second	5`3" x 6`2"
Bedroom - Primary	Second	15`1" x 13`2"

5pc Ensuite bath	Second	11`4" x 11`5"	Laundry	Basement	13`1" x 7`3"
4pc Bathroom	Basement	8`11" x 4`11"	Bedroom	Basement	15`2" x 10`10"
Kitchen	Basement	10`11" x 7`7"	Game Room	Basement	14`1" x 12`4"
Bedroom	Basement	12`1" x 10`11"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	0912707

Remarks

Pub Rmks: **OVER 3300 SQFT OF LIVEABLE SPACE, ILLEGAL SUITE, SEPARATE ENTRY/LAUNDRY, 2 CAR GARAGE, 6 BEDS, 3.5 BATHS - DECK AND BACKYARD - This home is elegantly designed and offers a significant MORTGAGE HELPER - Entering this house you are immediately greeted with a foyer that extends into the formal living space and adjoining half bathroom. This floor continues with a large living room, kitchen and dining room that opens to your DECK and FENCED BACK YARD. The living room is warmed with a fireplace and large windows that bring in a lot of natural light. The kitchen is complete with STAINLESS STEEL APPLIANCES and a large ISLAND. A 2 CAR ATTACHED GARAGE adds convenience to this home. The upper level is complete with 4 beds and 2 baths, LAUNDRY and a LOFT. The primary bedroom, with Walk In Closet, has a 5PC ensuite with DOUBLE VANITY AND A SOAK TUB. The basement ILLEGAL SUITE, with SEPARATE ENTRY is complete with LAUNDRY, 2 beds and 1 bath, large rec room and kitchen. This home is in a solid location with shops, schools and a LARGE PLAYGROUND CLOSE BY.**

Inclusions: **Refrigerator, Microwave Hood Fan, Electric Range**

Property Listed By: **Real Broker**

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