



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**198 SKYVIEW SPRINGS Crescent, Calgary T3N 0B8**

MLS®#: **A2163902**

Area: **Skyview Ranch**

Listing Date: **09/11/24**

List Price: **\$619,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,585**

Low Sqft:

Ttl Sqft: **1,585**

DOM

**71**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle,See Remarks**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

**Fnd/Bsmt:**

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

| Room              | Level | Dimensions    | Room             | Level | Dimensions    |
|-------------------|-------|---------------|------------------|-------|---------------|
| Entrance          | Main  | 5`4" x 5`4"   | Bonus Room       | Main  | 13`0" x 11`9" |
| Kitchen           | Main  | 10`5" x 9`10" | Dining Room      | Main  | 8`3" x 8`5"   |
| Living Room       | Main  | 12`4" x 18`6" | 2pc Bathroom     | Main  | 4`9" x 5`11"  |
| Bedroom - Primary | Upper | 13`1" x 11`9" | 4pc Ensuite bath | Upper | 4`11" x 7`7"  |
| Bedroom           | Upper | 8`9" x 12`5"  | Bedroom          | Upper | 8`9" x 12`2"  |
| 4pc Bathroom      | Upper | 8`9" x 5`3"   | Walk-In Closet   | Upper | 3`10" x 6`4"  |
| Walk-In Closet    | Upper | 4`4" x 5`11"  |                  |       |               |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0912626**

Remarks

Pub Rmks: **A beautiful home, in a family-friendly community, with two new schools, and convenient access to main routes! Welcome to Skyview Ranch, one of Northeast Calgary's newest, and most sought out communities. Here, you will find this well cared-for, 3 bed, 2.5 bath detached home, with main floor highlights including a bright entryway into your first living area, a wide open floor plan for your second living area, beautiful maple cabinets with ample storage in your kitchen, and sliding doors leading out to your large rear deck. garden, and OVERSIZED double garage. Upstairs, you will find your primary bedroom with your own private ensuite, as well as another full bath, and 2 more nicely sized bedrooms, each with their own walk-in closets. In addition to this lovely property, Skyview Ranch comes with numerous day homes, daycares, preschools, and two new K-9 schools; Prairie Sky (Public), and Apostles of Jesus (Catholic), perfect for new and growing families. Spend less time commuting with plenty of necessary amenities within the community itself, as well as easy access to major routes such as Metis Trail, Country Hills Blvd., and Stoney Trail (East AND West). More location bonuses include the Airport, Crossiron Mills, and Balzac Costco, all within a quick 10-15 minute drive away. Come see for yourself how beautiful this home is, and why Skyview Ranch is so popular...book your private viewing today! Everyone is welcome!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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





