



THE A-TEAM

RE/MAX FIRST

135 SKYVIEW RANCH Circle, Calgary T3N 1Y8

MLS®#: A2164206 Area: Skyview Ranch Listing: 09/08/24 List Price: \$538,900
Status: Active County: Calgary Change: -\$1,000, 18-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2022
Finished Floor Area: Abv Sqft: 1,552, Low Sqft: , Ttl Sqft: 1,552
Lot Information: Lot Sz Ar: 2,142 sqft, Lot Shape:
Access:
Lot Feat: City Lot,Corner Lot,Low Maintenance Landscape
Park Feat: Concrete Driveway,Double Garage Attached

DOM

73
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 Storey,Side by Side
Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: None
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Electric Range,Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Office, Bedroom, and Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2011485**

Remarks

Pub Rmks: **Nestled in the Skyview Ranch community, this inviting townhouse offers a perfect blend of comfort and convenience. A double attached garage provides ample space for your vehicles, while the main floor features a versatile office/den, ideal for working or studying from home. Upstairs, an open-concept living area creates a spacious and welcoming atmosphere, highlighted by an attractive electric fireplace. The kitchen, equipped with a French door, microwave range hood, electric stove, and an adjacent balcony, is perfect for entertaining guests or enjoying meals al fresco. On the second level, the master bedroom boasts a private 3-piece ensuite for added luxury, while two additional bedrooms and a 4-piece bathroom cater to the needs of a growing family. A laundry room conveniently located on this level completes the functional layout of this well-appointed townhouse.**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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









