



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**430 SKYVIEW RANCH Way, Calgary T3N0C7**

MLS®#: **A2165797**

Area: **Skyview Ranch**

Listing Date: **09/13/24**

List Price: **\$699,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **4,768 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,596**  
Low Sqft:  
Ttl Sqft: **1,596**

DOM

**6**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer**  
Int Feat: **Kitchen Island, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 16`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 9`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 3`3"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17`0" x 11`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 13`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`7" x 13`6"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`8" x 21`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 9`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>2`0" x 1`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`7" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 9`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>6`7" x 7`3"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>8`0" x 9`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0912707**

Remarks

Pub Rmks: **Welcome to this Beautiful Corner home located right in the heart of Skyview Ranch . This 3 Bed 2.5 bathroom home has been recently renovated with high quality carpet, flooring, paint and more. The main level opens to a large family room, kitchen and Dining area. Upstairs you will find a huge bonus room with big windows, a primary bedroom with an ensuite and 2 additional rooms with a 4 pc bathroom. Basement is finished with a living room. This corner lot home has a huge backyard with a fence gate, great to park big trucks and RV. You are 5 minutes away from Calgary International Airport, grocery stores and many restaurants. This beauty will not last long. Book your showing today !**

Inclusions:  
Property Listed By: **window coverings**  
**RE/MAX Real Estate (Central)**

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







