

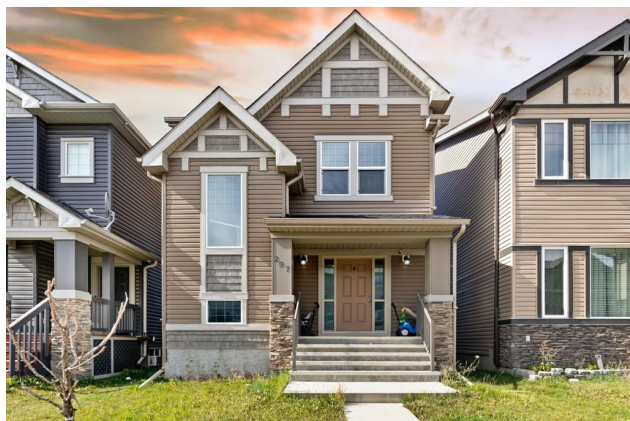


THE
A-TEAM

**RE/MAX
FIRST**

297 SKYVIEW RANCH Boulevard, Calgary T3N 0M2

MLS®#: **A2166923** Area: **Skyview Ranch** Listing Date: **09/18/24** List Price: **\$574,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **2,820 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,508**
 Low Sqft:
 Ttl Sqft: **1,508**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311051

Zoning:
R-2

Remarks

Pub Rmks:

This well-maintained detached home offers 3 bedrooms, 2.5 bathrooms, and a double detached garage, perfect for family living. The bright and open main floor features a spacious living area and a kitchen with a walk-in pantry for extra storage. Upstairs, the master bedroom has its own ensuite, along with two additional bedrooms and a full bathroom. Located in a fantastic neighbourhood, the home is close to schools, shopping plazas, parks, and other key amenities. The layout is designed for both comfort and practicality, making it ideal for families. Enjoy ample parking, storage, and a friendly community setting. Schedule your viewing today to experience this inviting home

Inclusions:
Property Listed By:

**Garage door opener.
Prep Ultra**

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

