



THE
A-TEAM

**RE/MAX
FIRST**

95 SKYVIEW Close #104, Calgary T3N 1X2

MLS®#: **A2167146** Area: **Skyview Ranch** Listing Date: **09/20/24** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **867 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,402**
 Low Sqft:
 Ttl Sqft: **1,402**

DOM

92
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Other**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Tandem**

Utilities and Features

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

Construction: **Concrete,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 15`9"	Kitchen	Main	11`11" x 13`7"
Bedroom	Main	8`2" x 10`2"	3pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	10`4" x 15`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`6" x 12`6"	4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$221

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 2110296

Remarks

Pub Rmks: **AMAZING LOCATION ~ LUXURY FINISHINGS ~ DOUBLE GARAGE TANDEM ~ EXCELLENT LAYOUT.** Located within the popular community of Skyview Ranch, this like new 3 bedroom + 3 full bathroom townhome with low condo fees is thoughtfully designed & feels comfortable as soon as you walk in with a layout emphasizing great flow & functionality that is sure to impress. Under the 9 foot ceiling of the main floor, you'll find your open concept kitchen loaded with quality builder upgrades, wall to ceiling cabinets, quartz countertops and stainless steel appliances. To the South of the kitchen is your dining area and living space accented with a feature wall and beautiful electric fireplace. To the North, there is a thoughtfully placed full sized bedroom and 3 piece bathroom with a walk in shower. Upstairs houses 2 great sized primary rooms with ensuites and walk in closets. Completed with laundry. Enjoy the walking paths to parks/playgrounds or hop in your car to enjoy all the surrounding shops or quick access to Stoney to get into the city or out to the mountains. Book your showing today!

Inclusions:
Property Listed By: N/A
Grand Realty

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











