

457 SKYVIEW SHORES Manor, Calgary T3N 0H2

Skyview Ranch Listing 09/30/24 List Price: **\$799,000** MLS®#: A2169563 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Residential

Calgary 2013

Low Sqft: Ttl Sqft: 4,327 sqft

Lot Feat: Park Feat: Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, Private

1,967

1,967

Finished Floor Area

Abv Saft:

DOM

Layout

5 (32)

3.5 (3 1)

2 Storey

2

2

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

53

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Garden, Playground, Private Yard

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer

Int Feat: Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`1"	Foyer	Main	4`6" x 9`9"
Kitchen	Main	9`11" x 27`0"	Living Room	Main	12`0" x 27`2"
4pc Bathroom	Second	8`4" x 4`11"	4pc Ensuite bath	Second	9`9" x 13`9"
Bedroom	Second	8`7" x 13`2"	Bedroom	Second	9`0" x 18`8"
Bonus Room	Second	14`4" x 22`9"	Bedroom - Primary	Second	12`10" x 14`1"
Walk-In Closet	Second	6`6" x 10`7"	4pc Bathroom	Lower	10`1" x 4`11"
Bedroom	Lower	11`4" x 9`0"	Bedroom	Lower	10`1" x 12`7"

Kitchen Lower 5`11" x 5`4" Game Room Lower 11`4" x 14`3"

Storage Lower 3`5" x 5`6" Furnace/Utility Room Lower 10`3" x 11`9"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 1210843

Remarks

Pub Rmks:

Welcome to this fully renovated CORNER LOT stunning home where elegance meets functionality. Total 5 BEDROOM + BONUS-Room, 3.5 BATHS, SPICE-KITCHEN, BASEMENT SUITE (Illegal) With SEPERATE ENTRANCE. Skyview Ranch is known for its close proximity to all Amenities, Schools, Parks, Playgrounds and Transit access to anywhere in the city. Upon entrance you will be welcomed by the functional floorplan, with an open concept layout featuring a bright WHITE KITCHEN with granite countertops overlooks the family room and the dining nook that has built in Microwave and Spice-Kitchen and 2pc bathroom complete the main floor. The upper level has total 3 bedrooms and two full bathrooms including the primary bedroom with its 4pc ensuite bathroom and a huge walk-in closet. A huge bonus area and Separate Laundry room completes the upper floor. ILLEGAL BASEMENT SUITE is fully finished has SEPARATE ENTRANCE and comes with 2 good size bedrooms, Full bathroom, living area, kitchen, Separate Laundry and total of 4 Windows. Well maintained backyard is ideal for family and kids to enjoy. ***Check 3D VIRTUAL Tour *** and visit this home to discover the endless possibilities that await you in this stunning residence!

Inclusions: N

Property Listed By: Royal LePage METRO

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













