



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**457 SKYVIEW SHORES Manor, Calgary T3N 0H2**

MLS®#: **A2169563**      Area: **Skyview Ranch**      Listing Date: **09/30/24**      List Price: **\$799,000**  
 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: **4,327 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,967**  
 Low Sqft:  
 Ttl Sqft: **1,967**

DOM  
**53**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Landscaped,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Playground,Private Yard**      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	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`6" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 27`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 27`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`4" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`9" x 13`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`7" x 13`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 18`8"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>14`4" x 22`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 14`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`6" x 10`7"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`1" x 4`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`4" x 9`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`1" x 12`7"</b>























