



THE
A-TEAM

**RE/MAX
FIRST**

31 SKYVIEW SHORES Gardens, Calgary T3N 0C6

MLS®#: **A2170905**

Area: **Skyview Ranch**

Listing Date: **10/06/24**

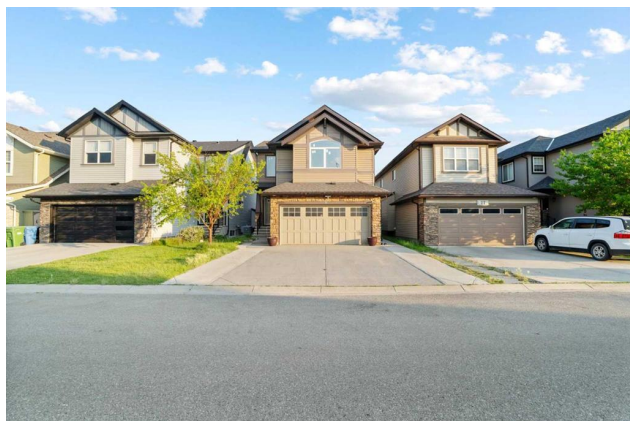
List Price: **\$749,000**

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: **3,799 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Paved**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,155**
Low Sqft:
Ttl Sqft: **2,155**

DOM

45
Layout
Beds: **3 (3)**
Baths: **3.5 (3 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: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 9`8"
Kitchen	Main	13`7" x 11`0"
Family Room	Main	15`10" x 12`11"
Bedroom	Second	10`11" x 10`6"
Bonus Room	Second	17`11" x 15`5"
4pc Bathroom	Second	10`8" x 4`11"
4pc Bathroom	Lower	7`10" x 6`6"

Room	Level	Dimensions
Dining Room	Main	11`5" x 10`2"
Laundry	Main	8`2" x 5`5"
Bedroom - Primary	Second	15`11" x 11`4"
Bedroom	Second	10`11" x 9`5"
4pc Ensuite bath	Second	11`4" x 7`4"
2pc Bathroom	Main	4`7" x 4`2"
Living Room	Lower	14`11" x 13`8"

Kitchen	Lower	11`8" x 8`11"	Den	Lower	10`9" x 9`6"
Den	Lower	11`7" x 11`0"	Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **0912707**

Zoning: **R-G**

Remarks

Pub Rmks: **Discover this beautifully upgraded 5-bedroom house at 31 Skyview Shores Gardens NE in Calgary's vibrant Skyview Ranch community. With 3 bedrooms upstairs and 2 in the fully finished basement, this home is perfect for families seeking both space and comfort. The 2-storey layout features a bright main floor with 9-foot ceilings, a modern kitchen with stainless steel appliances and a convenient island, plus a dining area that opens to a sunny south-facing backyard deck—ideal for outdoor entertaining. Upstairs, the spacious master suite boasts a walk-in closet and luxurious ensuite, while two additional bedrooms offer plenty of room, one with a private sitting area. The upper level also includes a bonus room with vaulted ceilings, perfect for relaxation. The fully finished basement, accessible through a separate entrance, provides versatile living space or rental potential. With an extra-wide front driveway leading to a double attached garage, this exceptional home combines comfort and future potential in a sought-after neighborhood. Don't miss out—schedule your viewing today!**

Inclusions: **n/a**
 Property Listed By: **Brilliant Realty**

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

