

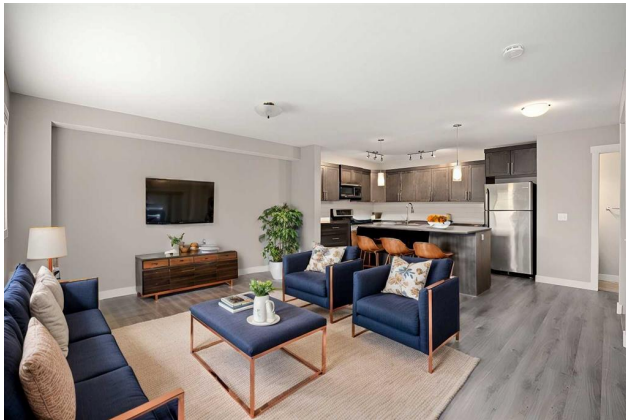


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**206 SKYVIEW RANCH Grove, Calgary T3N0R6**

MLS®#: **A2171416**      Area: **Skyview Ranch**      Listing Date: **10/11/24**      List Price: **\$399,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 25-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **1,404 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,256**  
 Low Sqft:  
 Ttl Sqft: **1,256**

DOM

**41**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Other  
 Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **ENERGY STAR Qualified Equipment**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Breakfast Bar, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`9" x 13`2"</b>	<b>Bedroom</b>	<b>Third</b>	<b>9`1" x 15`9"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>6`6" x 2`7"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>7`6" x 5`7"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 9`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$292**      Title: **Fee Simple**      Zoning: **M-1**

Legal Desc: 1510109

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Home is more than just a place, it's where your family's story unfolds. This 2 bedroom, 2.5 bath townhome in Skyview Ranch is the perfect setting for those cherished memories yet to be made. Picture morning walks to nearby parks, afternoons spent at the local playgrounds, and the ease of having schools, grocery stores, and medical clinics all within arm's reach. Skyview Ranch is designed for families, with both Catholic and public K-9 schools, and plenty of future developments on the horizon, making it a place you can grow and thrive. Life is about balance, and here, you're minutes from major highways and the airport, so you'll never feel far from what matters, but you'll always come home to comfort and community. If you're ready for a home that feels like more, come see for yourself why Skyview Ranch is where your family's future begins.**

Inclusions: n/a  
Property Listed By: The Real Estate District

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



