



267 SKYVIEW POINT Road, Calgary T3N 0K7

MLS®#: **A2173812** Area: **Skyview Ranch** Listing **10/18/24** List Price: **\$624,900**
 Status: **Pending** County: **Calgary** Change: **+\$25k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,896 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,347**
 Low Sqft:
 Ttl Sqft: **1,347**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Street Lighting,See Remarks**
 Park Feat: **Double Garage Detached,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`6"	Dining Room	Main	12`2" x 11`5"
Kitchen	Main	11`5" x 10`2"	Living Room	Main	13`0" x 11`4"
4pc Bathroom	Second	8`2" x 5`0"	4pc Ensuite bath	Second	5`9" x 9`0"
Bedroom	Second	9`4" x 11`8"	Bedroom	Second	9`4" x 11`6"
Bedroom - Primary	Second	12`11" x 11`1"	3pc Bathroom	Basement	7`3" x 5`9"
Den	Basement	8`11" x 8`8"	Bedroom	Basement	8`6" x 10`5"
Kitchen	Basement	9`10" x 8`1"	Living Room	Basement	11`9" x 12`10"

Furnace/Utility Room

Basement

8`10" x 7`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1210887

Zoning:

R-G

Remarks

Pub Rmks:

FIRST TIME HOME BUYER and INVESTOR ALERT! Welcome to this beautiful 1347 Sqft two-story Corner Lot Detached house with the Illegal basement suite, Double Detached Oversized Garage and RV Parking located in most desirable community of Skyview. The main floor welcomes you with a bright and open floor plan featuring a spacious living room, a formal Dining area, a well-appointed kitchen, 2-piece bath and a Laundry. On upper Level You are greeted by a Master bedroom with a 4 Piece Ensuite & a walk in Closet. Other two Bedrooms on upper level shares a common 4 Piece Bath. SEPARATE SIDE ENTRANCE leads to bright self-contained one BEDROOM and a Den illegal basement suite including its own kitchen, full 3piece bath, Spacious family room and Separate laundry. House also Includes RV Parking and Double Detached oversized Garage. The Double Detached Garage provides ample space for parking and extra storage space. This Corner lot house has many large windows to bring the natural light. New Microwave has been installed, New Roof, New Gutters and downspouts. This house is a few minutes drive to shopping plazas, all major highways, Cross iron mills, YYC airport and other amenities. Book Your Showings Today!

Inclusions:

Property Listed By:

**Security System and All the Cameras including Door Bell Camera
PREP Realty**

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











