

**46 SKYVIEW SPRINGS Circle, Calgary T3N 0E6**

MLS®#: **A2174641** Area: **Skyview Ranch** Listing Date: **10/24/24** List Price: **\$399,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **568 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,238**  
 Low Sqft:  
 Ttl Sqft: **1,238**

DOM  
**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

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

**4pc Ensuite bath  
Storage**

**Second  
Basement**

**7`11" x 4`11"  
9`5" x 8`9"**

**Laundry**

**Second**

**5`2" x 3`10"**

Legal/Tax/Financial

Condo Fee:  
**\$390**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1112827**

Remarks

Pub Rmks: **Welcome to this wonderful 2 Storey Townhome located in the heart of Skyview Ranch. It features large windows allowing abundance of natural light, an open concept main floor to maximize living space with 9' ceilings and stunning hardwood floors. The chef's kitchen is timeless in design and has ample cabinet space, a walk-in pantry, stainless steel appliances and an island ideal for cooking or entertaining. The spacious family room flows into the formal dining area, then a den with a window which can be used as an office. This level is completed by your powder room that is perfectly tucked away from the main living areas. Upstairs you have 2 spacious Primary bedrooms, with each having its own 4-piece ensuite and walk in closet. Laundry is conveniently located upstairs. Downstairs you have a storage room and access to your side by side double heated garage. The fenced patio is the perfect summer oasis surrounded by beautiful landscaping and walkways and is within walking distance to parks and amenities.**

Inclusions:  
Property Listed By: **NA  
RE/MAX First**

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













