



THE
A-TEAM

**RE/MAX
FIRST**

325 SKYVIEW SPRINGS Gardens, Calgary T3N 0B6

MLS® #: **A2175585**

Area: **Skyview Ranch**

Listing Date: **10/25/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **3,584 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,538**
Low Sqft:
Ttl Sqft: **1,538**

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 5`0"
Kitchen	Main	16`5" x 8`9"
Mud Room	Main	5`9" x 7`7"
4pc Ensuite bath	Second	9`4" x 5`0"
Bedroom	Second	11`4" x 12`5"
Walk-In Closet	Second	9`3" x 5`1"

Room	Level	Dimensions
Dining Room	Main	14`10" x 8`10"
Living Room	Main	14`8" x 15`6"
4pc Bathroom	Second	8`1" x 8`0"
Bedroom - Primary	Second	11`2" x 14`7"
Bedroom	Second	9`3" x 10`5"
Bedroom	Basement	13`1" x 9`8"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-G**

Legal Desc:

0912626

Remarks

Pub Rmks:

Step Into this beautiful & spacious home with 4 bedroom, 2.5-bathroom truly sounds like a gem, perfectly designed for modern family living. The main floor boasts a stunning kitchen with all-new appliances, centrally located for easy access to both the bright living room at the front and a cozy dining area at the back. A convenient mudroom leads to the backyard, which features a large deck, patio, and a double-car garage—perfect for outdoor gatherings and storage. Upstairs, the primary bedroom offers a walk-in closet and a private ensuite, while two additional well-sized bedrooms share a common bathroom. The partially finished basement adds extra space with a bonus bedroom, laundry area, and plenty of storage, making it ideal for guests or as a multifunctional area. The location is exceptional, with proximity to transit, schools, parks, shopping mall, and major routes, including Metis Trail, Country Hills, and Stoney Trail. This home is truly a steal—don't miss out on this incredible opportunity!" Book your showings today as this beautiful house won't last long.

Inclusions:

None

Property Listed By:

MaxWell Central

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







