



THE
A-TEAM

**RE/MAX
FIRST**

65 SKYVIEW Parade, Calgary T3N 0V4

MLS®#: **A2175718**

Area: **Skyview Ranch**

Listing Date: **10/28/24**

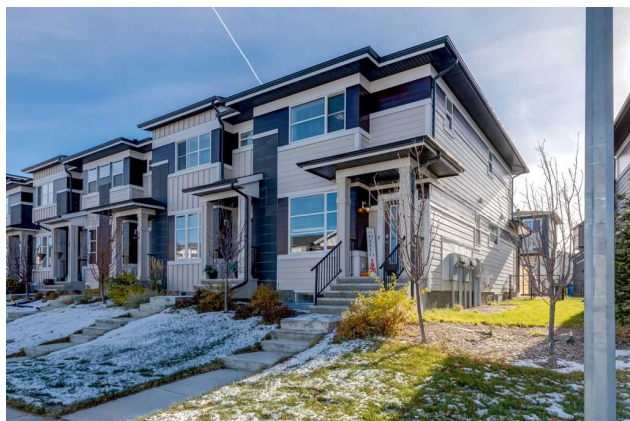
List Price: **\$584,900**

Status: **Pending**

County: **Calgary**

Change: **-\$3k, 03-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area
Abv Sqft: **1,490**
Low Sqft:
Ttl Sqft: **1,490**

DOM

54
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,970 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	8`9" x 11`11"
Family Room	Main	11`0" x 10`3"	Foyer	Main	6`2" x 7`4"
Kitchen	Main	9`2" x 17`6"	Living Room	Main	12`7" x 12`1"
4pc Bathroom	Upper	8`8" x 5`0"	4pc Ensuite bath	Upper	5`8" x 9`0"
Bedroom	Upper	9`2" x 9`10"	Bedroom	Upper	8`10" x 9`10"
Laundry	Upper	5`7" x 6`0"	Bedroom - Primary	Upper	12`0" x 12`0"

3pc Bathroom
Game Room

Basement
Basement

8`3" x 4`11"
16`9" x 17`6"

Bedroom

Basement

16`10" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611520

Zoning:
M-G

Remarks

Pub Rmks:

***NEW PRICE!!* NO CONDO FEES! Welcome to this spacious and beautifully finished end-unit townhouse, located in the vibrant community of Skyview Ranch. Step inside and experience a thoughtfully designed open-concept floor plan, with a versatile flex room that's perfect for a study space, home office, or cozy den. This space caters to today's lifestyle, providing both functionality and comfort. The heart of this home is the stunning kitchen, complete with walk-in pantry, gleaming quartz countertops, a massive island ideal for meal prep and gathering, and ample cabinetry. The adjacent dining area flows seamlessly into a spacious living room, creating a warm and inviting space for entertaining friends and family. Upstairs, retreat to the luxurious primary suite, featuring a 4-piece ensuite bathroom and a generous walk-in closet. This level is completed by two additional bright and airy bedrooms, a conveniently located laundry room, and a well-appointed shared bathroom, ensuring comfort and privacy for everyone. The fully finished basement offers even more versatile living space, featuring an expansive recreation room with plumbing rough-ins - perfect for future development. An additional bedroom and a 3-piece bathroom make this level ideal for hosting guests, accommodating a roommate, or multi-generational living. Outside, discover a low-maintenance backyard oasis. Sitting on one of the larger lot sizes in the complex, this outdoor space boasts a cozy patio with a privacy screen, creating a serene setting for relaxing or dining al fresco. The double detached garage is a standout feature, fully insulated and drywalled with a 60-amp electrical panel - ideal for EV charging. This unique townhouse offers exceptional living space, convenience, and privacy in a fantastic location. Located near a wide range of amenities - shopping, parks, schools, and dining - this home is also in close proximity to Stoney Trail & Deerfoot Trail, making commuting easy. Don't miss the chance to make this wonderful property your new home!**

Inclusions:

Gazebo (sold as-is), Privacy Screen, Planter Boxes (2), Telus Alarm System is transferrable (doorbell camera, motion detector, camera), Overhead shelving in garage.

Property Listed By:

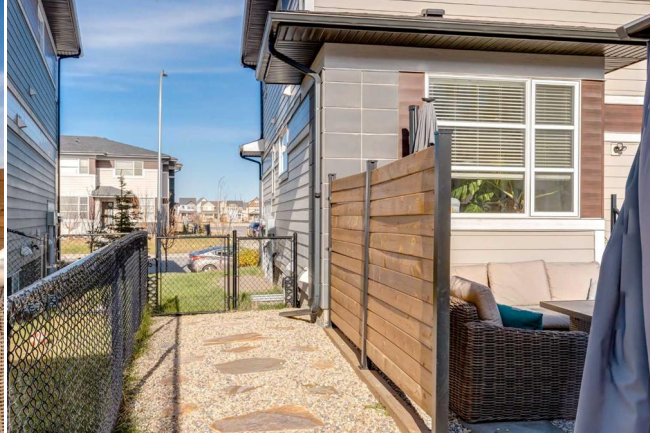
CIR Realty

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











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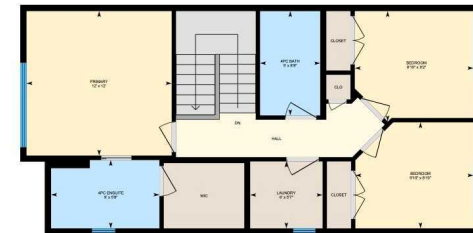
Main Level Exterior Area 775.57 sq ft



0 2 4 8
PREPARED: 2024/10/20
BIGUIDE

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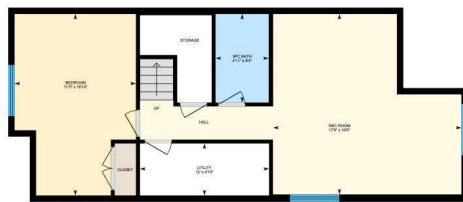
Upper Level Exterior Area 714.82 sq ft



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Basement (Below Grade) Interior Area 563.32 sq ft
Excluded Area 56.53 sq ft



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