



THE
A-TEAM

**RE/MAX
FIRST**

65 SKYVIEW Parade, Calgary T3N 0V4

MLS®#: **A2175718**

Area: **Skyview Ranch**

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

List Price: **\$587,500**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 20-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Finished Floor Area

Abv Sqft: **1,490**
Low Sqft:
Ttl Sqft: **1,490**

DOM

24

Layout

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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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		Zoning: M-G			
Legal Desc:		1611520		Remarks	
Pub Rmks:					
<p>*NEW PRICE!!* Welcome to this spacious and beautifully finished end-unit townhouse, located in the vibrant community of Skyview Ranch and offering exceptional features without the burden of condo fees! 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!</p>					
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









