

## 65 SKYVIEW Parade, Calgary T3N 0V4

Sewer: Ext Feat:

A2175718 **Skyview Ranch** 10/28/24 List Price: **\$587,500** MLS®#: Area: Listing

Status: Active Calgary Change: -\$12k, 20-Nov Association: Fort McMurray County:

Date:



**General Information** 

Prop Type: Residential Sub Type:

City/Town: Calgary Year Built: 2020 Lot Information

Lot Sz Ar:

Lot Shape:

Row/Townhouse

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 2,970 sqft

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

24

2 Ttl Park: 2 Garage Sz:

4 (3 1 ) 3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Rectangular Lot Park Feat:

Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

1,490

1,490

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Cement Fiber Board, Stone, Wood Frame, Wood

> Siding **BBQ** gas line, Private Yard Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings Kitchen Appl:

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
 Basement
 8`3" x 4`11"
 Bedroom
 Basement
 16`10" x 11`3"

 Game Room
 Basement
 16`9" x 17`6"
 16`10" x 11`3"
 16`10" x 11`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple M-G

Legal Desc: **1611520** 

Remarks

Pub Rmks:

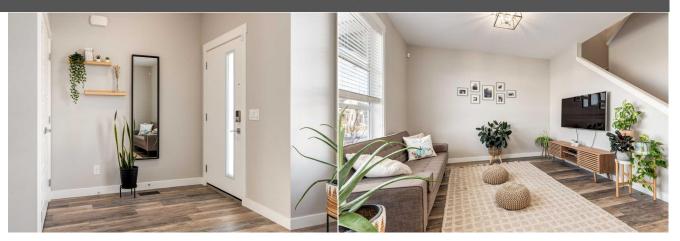
\*NEW PRICE!!\* Welcome to this spacious and beautifully finished end-unit townhouse, located in the vibrant community of Skyview Ranch and offering exceptional features without the burden of condo fees! Step inside and experience a thoughtfully designed open-concept floor plan, with a versatile flex 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 chan

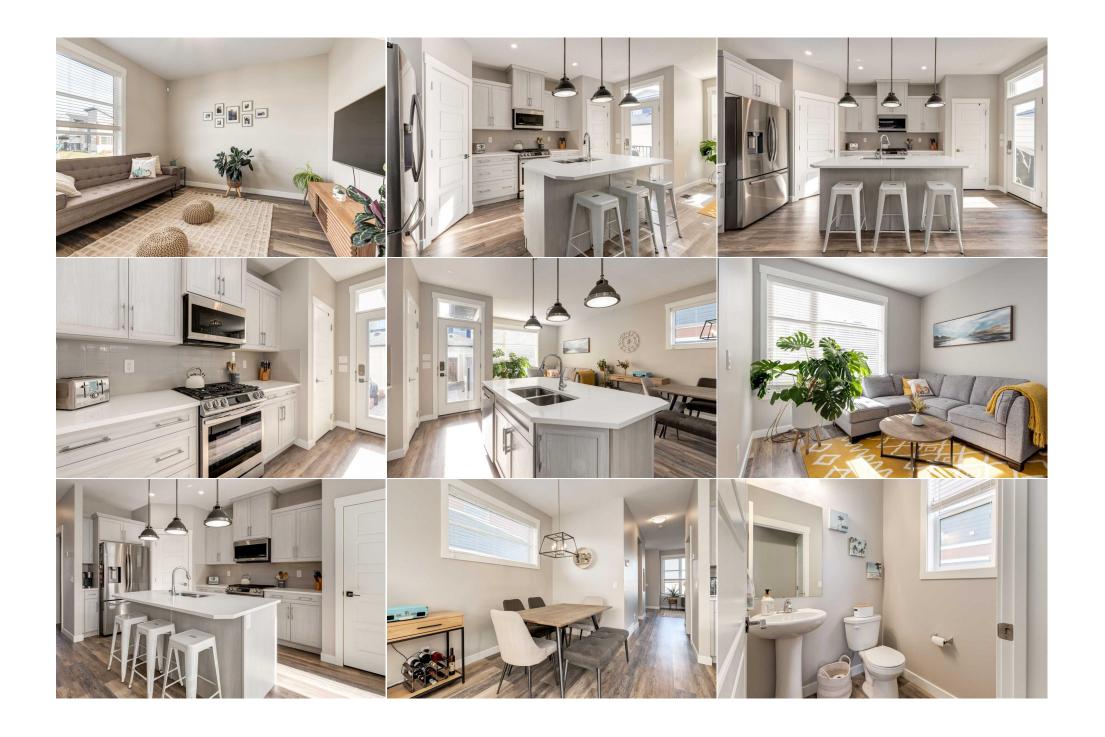
Inclusions:

garage.
Property Listed By: CIR Realty

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















65 Skyview Parade NE, Calgary, AB

Basement (Below Grade) Inteller Avas 543.32 og fl







65 Skyview Parade NE, Calgary, AB







65 Skyview Parade NE, Calgary, AB

Upper Level Exterior Area 714.52 up ft



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