

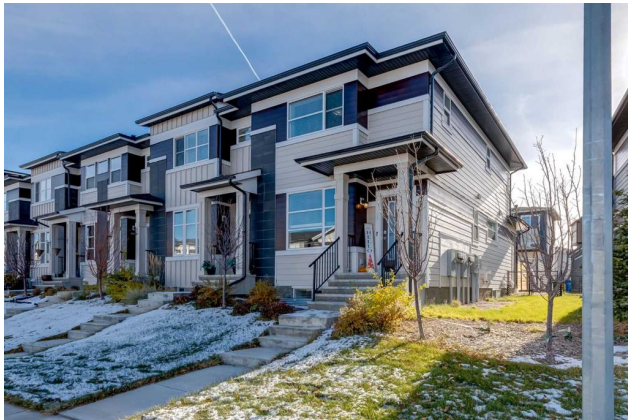


THE A-TEAM

RE/MAX FIRST

65 SKYVIEW Parade, Calgary T3N 0V4

MLS®#: A2175718 Area: Skyview Ranch Listing 10/28/24 List Price: \$624,900
Status: Active County: Calgary Change: None 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
Lot Sz Ar: 2,970 sqft
Lot Shape:

DOM

1
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Family Room, Kitchen, 4pc Bathroom, Bedroom, Laundry, Dining Room, Foyer, Living Room, 4pc Ensuite bath, Bedroom, Bedroom - Primary with their respective levels and dimensions.

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:

**\*OPEN HOUSE SAT NOV 2 [12-2pm]\* 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 a future basement suite. 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.**

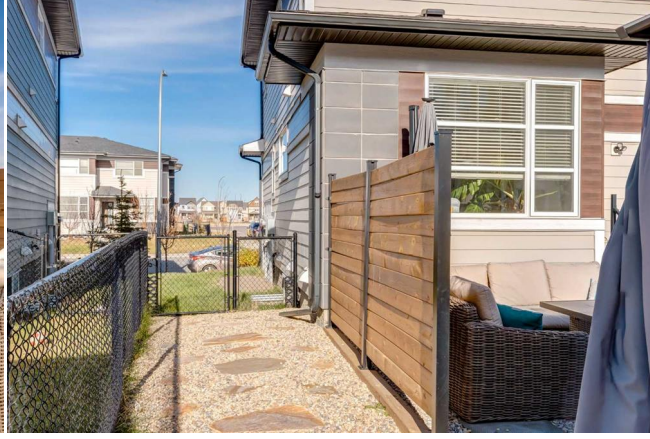
Property Listed By: **CIR Realty**

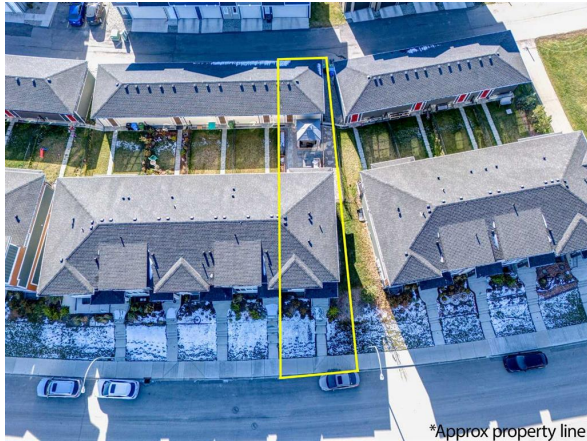
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**65 Skyview Parade NE, Calgary, AB**

Main Level Exterior Area 775.57 sq ft

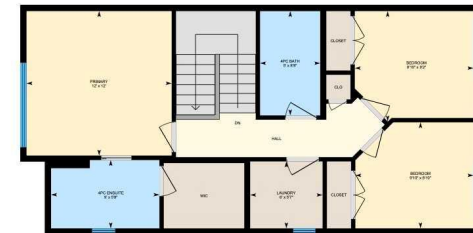


0 2 4 8  
PREPARED: 2024/10/20  
BIGUIDE

While square feet are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**65 Skyview Parade NE, Calgary, AB**

Upper Level Exterior Area 714.82 sq ft



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

While square feet are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**65 Skyview Parade NE, Calgary, AB**

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



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

While square feet are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

