



THE
A-TEAM

**RE/MAX
FIRST**

720 SKYVIEW RANCH Grove, Calgary T3N0R9

MLS®#: **A2175859** Area: **Skyview Ranch** Listing Date: **10/30/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **1,334 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,590**
 Low Sqft:
 Ttl Sqft: **1,590**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bonus Room	Main	13`7" x 10`0"	Atrium	Main	14`4" x 7`7"
Living Room	Second	20`5" x 12`2"	Dining Room	Second	7`11" x 10`3"
Kitchen	Second	11`3" x 10`3"	Laundry	Second	7`7" x 4`0"
2pc Bathroom	Second		Bedroom - Primary	Third	13`8" x 13`0"
Bedroom	Second	9`0" x 10`8"	Bedroom	Second	9`0" x 11`3"
Hall	Third	14`1" x 10`5"	4pc Bathroom	Third	
4pc Ensuite bath	Third				

Condo Fee:
\$324

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1510109**

Remarks

Pub Rmks: **Step into your new stunning townhome in the growing community of Skyview Ranch! This south-facing corner unit is incredibly bright and features the most extensive layout in the complex. It includes three bedrooms, a large bonus room, and 2.5 baths. As you enter the home, you'll find an enormous flex/office room that can be easily converted into a 4th bedroom, boasting plenty of windows to keep it bright and light. The attached and heated garage has enough room for a vehicle and additional storage for bikes or tools. Start your day in the sun-filled, open-layout kitchen with quartz countertops, stainless steel appliances, and plenty of extra cabinet storage. The kitchen boasts a large island with bonus storage and a good-sized dining room flowing into the living room. This space is perfect for entertaining, with access to the upper south-facing balcony, the ideal spot for friends and family or simply a place to enjoy the sunshine. You'll find a half bath and a laundry room with a stacked washer/dryer just around the corner. Upstairs, there are three spacious bedrooms with vaulted ceilings, as well as a 4-piece bathroom with quartz counters. The primary bedroom easily accommodates a king-sized bed, including a walk-in closet and a 3-piece ensuite bath. This home is the perfect place to start creating memories. It has many features, including your very own A/C for your hot summer days. You will love the ambience as it is ideally situated to enjoy plenty of natural light all year round—easy access to Stony Trail, schools, parks, and other amenities.**

Inclusions: **none**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











