



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**182 SKYVIEW RANCH Street, Calgary T3N 0G4**

MLS®#: **A2176756**

Area: **Skyview Ranch**

Listing Date: **10/31/24**

List Price: **\$890,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **5,026 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached, Driveway, Garage Door Opener**

DOM

**20**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Garage Control(s)**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	13`2" x 15`4"	Bedroom	Second	9`11" x 12`9"
Bedroom	Second	9`10" x 14`9"	Bedroom	Second	11`6" x 10`9"
Bonus Room	Second	14`7" x 15`11"	5pc Bathroom	Second	11`5" x 10`5"
5pc Bathroom	Second	10`1" x 8`2"	Living Room	Main	13`7" x 15`0"
Kitchen	Main	16`7" x 13`11"	Family Room	Main	10`9" x 13`8"
Breakfast Nook	Main	11`6" x 12`0"	Bedroom	Lower	10`1" x 12`1"
Bedroom	Lower	11`5" x 15`1"	Game Room	Lower	13`5" x 14`3"
Kitchen	Lower	7`2" x 11`1"	4pc Bathroom	Lower	5`8" x 5`8"

**2pc Bathroom**

**Main**

**5`5" x 5`4"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1210887**

Zoning:

**R IN**

Remarks

Pub Rmks:

**LOCATION.THIS CORNER LOT 2 STORY HOUSE HAS TOTAL OF 6 BEDROOMS AND 3 1/2 BATHROOMS WITH A DOUBLE ATTACHED GARAGE, THE MAIN FLOOR HAS AN OPEN FLOOR PLAN WITH A LIVING ROOM, GREAT ROOM BREAKFAST NOOK, DINING ROOM, FAMILY ROOM WITH FIREPLACE, 2 PCS BATHROOM AND KITCHEN WITH STAINLESS STEEL APPLIANCES. THE UPPER FLOOR HAS AN ENSUITE MASTER BEDROOM, 3 MORE GOOD SIZED BEDROOMS, A BONUS ROOM AND ONE COMMON BATHROOM. THE BASEMENT IS FULLY DEVELOPED WITH TWO BEDROOMS, A KITCHEN AND LIVING ROOM (ILLEGAL SUITE) AND SEPARATE SIDE ENTRANCE.**

Inclusions:

**NONE**

Property Listed By:

**Real Estate Professionals Inc.**

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





















