

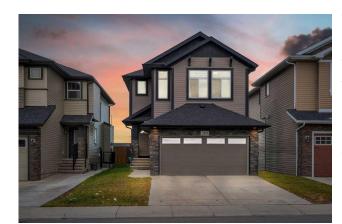
388 SKYVIEW SHORES Manor, Calgary T3N0H4

Sewer:

A2176857 **Skyview Ranch** Listing 11/12/24 List Price: **\$724,999** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2012 Lot Information

Lot Sz Ar: 4,305 sqft Lot Shape:

Ttl Sqft:

2,047

2,047

Finished Floor Area

Abv Saft:

Low Sqft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

4

2

3.5 (3 1)

2 Storey

39

Access:

Back Yard Lot Feat:

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Concrete, Vinyl Siding

Flooring:

Private Yard Ext Feat: Carpet, Ceramic Tile, Hardwood

> Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Central Vacuum, Chandelier, Kitchen Island, Quartz Counters, Walk-In Closet(s) Int Feat:

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`10" x 4`9"	Dining Room	Main	12`11" x 10`9"
Kitchen	Main	10`2" x 15`8"	Living Room	Main	14`0" x 12`0"
Bedroom - Primary	Second	13`11" x 21`0"	Bedroom	Second	9`11" x 10`5"
Bedroom	Second	9`9" x 10`5"	Family Room	Second	18`0" x 12`2"
4pc Bathroom	Second	8`5" x 6`9"	Laundry	Second	8`5" x 6`9"
Game Room	Basement	21`7" x 29`1"	4pc Bathroom	Basement	5`3" x 8`1"
Furnace/Utility Room	Basement	21`9" x 8`8"	5pc Ensuite bath	Second	9`2" x 10`8"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 1210843

Remarks

Pub Rmks:

Welcome to this fully upgraded 3-bedroom, 3.5-bathroom, 2-storey home in the sought-after Skyview Ranch, offering over 2,500 sq. ft. of thoughtfully designed living space. Step inside to a grand open foyer that leads into a bright and airy main floor, boasting 9-foot knockdown ceilings and large windows that fill the space with natural light. The living area features pot lights and a coffered ceiling, creating a warm, inviting ambiance. The gourmet kitchen is a chef's dream, complete with Espresso-stained, ceiling-height cabinets crowned with molding, a granite sink and countertops, a large island with seating and storage, and premium stainless steel appliances. Adjacent is a spacious dining nook and a convenient walk-through pantry leading to a mudroom off the extended garage. The main floor also includes a central vacuum system with attachments for added ease. Upstairs, the master suite is designed to accommodate a king-sized bed and features an ensuite with a soaker tub, double vanity, and a beautifully tiled shower. The upper level also includes two additional bedrooms with blackout blinds, soundproofing between floors, and a laundry room for ultimate convenience. The fully finished basement provides a large recreation room, a full bathroom, and built-in speakers for entertainment. Other premium upgrades include central air conditioning, custom closets, slow-close cabinets and drawers, and upgraded blinds throughout. Outside, enjoy your 16x10 deck overlooking an extra-large lot—perfect for entertaining or relaxing. Don't miss this exceptional opportunity to own a move-in-ready home with all the modern comforts and style upgrades! Call today to book your showing!

Inclusions: None
Property Listed By: Real Broker

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



