



THE
A-TEAM

**RE/MAX
FIRST**

388 SKYVIEW SHORES Manor, Calgary T3N0H4

MLS®#: **A2176857** Area: **Skyview Ranch** Listing Date: **11/12/24** List Price: **\$724,999**
 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: **4,305 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,047**
 Low Sqft:
 Ttl Sqft: **2,047**

DOM

39
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Central Vacuum, Chandelier, Kitchen Island, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"

Title: **Fee Simple**
 Zoning: **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









