



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

Finished Floor Area

Abv Sqft: **2,047**  
 Low Sqft:  
 Ttl Sqft: **2,047**

DOM

**79**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-G**

**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**









