



THE
A-TEAM

**RE/MAX
FIRST**

149 SKYVIEW RANCH Crescent, Calgary T3N 0E2

MLS®#: **A2177232** Area: **Skyview Ranch** Listing Date: **11/07/24** List Price: **\$699,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,009**
 Low Sqft:
 Ttl Sqft: **2,009**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 4" x 2' 11"	Dining Room	Main	12' 0" x 9' 10"
Kitchen	Main	12' 0" x 12' 3"	Living Room	Main	13' 0" x 17' 0"
4pc Bathroom	Upper	5' 0" x 8' 7"	4pc Ensuite bath	Upper	11' 9" x 11' 8"
Bedroom	Upper	9' 11" x 10' 0"	Bedroom	Upper	11' 0" x 10' 0"
Laundry	Upper	6' 8" x 6' 0"	Bedroom - Primary	Upper	13' 9" x 12' 1"
4pc Bathroom	Basement	9' 7" x 6' 6"	Game Room	Basement	23' 10" x 16' 5"
Furnace/Utility Room	Basement	7' 10" x 9' 11"	Bedroom	Basement	10' 0" x 16' 5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0912707**
 Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this FULLY FINISHED Shane Homes built home in Skyview Ranch! With quick access to Country Hills Blvd & all amenities, this home sits on a quiet street, offering over 2,700sqft of total living space with a double front attached garage! The upper level offers 3 bedrooms, 2 bathrooms, laundry and a good-sized bonus room, making this home perfect for any family! The main floor boasts an open concept floor plan with an L-shaped kitchen with plenty of cabinets! Beautiful Swarovski pendant lights hang above the island, an added bonus! Gorgeous granite countertops, stainless steel appliances, with walk through pantry to the mudroom! Perfect sized dining room with access to your south facing backyard! The fenced backyard showcases a beautiful, maintenance free deck and storage shed. The living room is cozy with gas fireplace, and tons of natural lighting. The finished basement includes 4th (open) bedroom, large rec room, currently styled as a studio apartment & full bath with HEATED floors! - ideal for guests or teenagers! Stucco & Shingles both new in 2020, as well as newly replaced microwave & garage door. Don't wait to make this your new home!**

Inclusions: **All tv mounts**
 Property Listed By: **CIR Realty**

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







