



THE
A-TEAM

**RE/MAX
FIRST**

811 SKYVIEW RANCH Grove, Calgary T3N 0R7

MLS®#: **A2177718** Area: **Skyview Ranch** Listing **11/12/24** List Price: **\$472,990**
 Status: **Active** County: **Calgary** Change: **-\$2k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar: **1,280 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Corner Lot

Covered,Driveway,Enclosed,Off Street,On Street,Owned,Parking Pad,See Remarks,Single Garage Attached

DOM

39
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Oven,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	11`0" x 8`2"	Kitchen	Second	11`0" x 11`3"
Balcony	Second	11`5" x 7`8"	2pc Bathroom	Second	9`9" x 7`8"
Living Room	Second	10`0" x 20`4"	Bedroom - Primary	Third	10`11" x 13`6"
Bedroom	Third	10`9" x 8`11"	Walk-In Closet	Third	5`1" x 4`11"
3pc Ensuite bath	Third	7`6" x 4`11"	4pc Bathroom	Third	4`11" x 7`6"
Entrance	Main	7`7" x 5`10"	Furnace/Utility Room	Main	3`8" x 8`1"
Flex Space	Main	10`7" x 20`3"	Bedroom	Third	8`9" x 8`10"

Bedroom **Main** **9`11" x 13`5"** Legal/Tax/Financial

Condo Fee: Title: Zoning:
\$324 **Fee Simple** **M-1**
Fee Freq:
Monthly

Legal Desc: **1510109** Remarks

Pub Rmks: **Welcome to this Corner Unit Townhome featuring 1,596+ sqft with a gorgeous kitchen and a contemporary design. The attached garage at entrance offers plenty of storage space for your everyday needs; stepping up, you will find a spacious living room featuring high-end laminate flooring throughout with granite countertop and stainless steel appliances. Enjoy a beautiful sunset? A large patio door leads to the balcony where you will treasure such precious moments with your beloved ones! Laundry is well positioned to by 2-piece bathroom with thoughtfully designed storage space. The master bedroom boasts the vaulted ceiling, a spacious walk-in closet and a 3-piece ensuite. Kids would benefit from the walking distance to Prairie Sky School, Apostles of Jesus School, Purple Potamus Preschool and quite a few playgrounds - not to mention the one right beside your complex! You will also find commuting a breeze with easy access to Stoney Trail. Book a viewing today and discover the great potential Skyview Ranch has yet to offer!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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











