



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:

Finished Floor Area  
 Abv Sqft: **1,596**  
 Low Sqft:  
 Ttl Sqft: **1,596**

DOM

**71**  
Layout  
 Beds: **4 ( 4 )**  
 Baths: **2.5 ( 2 1 )**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

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

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**





















