



THE
A-TEAM

**RE/MAX
FIRST**

106 SKYVIEW RANCH Grove, Calgary T3N 0R6

MLS®#: **A2177954**

Area: **Skyview Ranch**

Listing Date: **11/07/24**

List Price: **\$422,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,528 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Single Garage Attached**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`10" x 9`10"
Dining Room	Main	9`7" x 6`0"
4pc Ensuite bath	Upper	7`6" x 4`10"
Bedroom	Upper	10`11" x 8`7"
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	12`6" x 8`2"
Bedroom	Upper	15`6" x 11`10"
Bedroom	Upper	10`1" x 9`3"
4pc Bathroom	Upper	9`11" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$292

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1510109**

Remarks

Pub Rmks: **Welcome to Skyview Ranch! This FRESHLY REPAINTED, impeccably maintained 2-storey townhouse offers over 1,200 sq ft of comfortable living space, featuring 3 spacious bedrooms, 2.5 baths, and the convenience of a single attached garage. Step inside to an inviting main floor with an open-concept layout, highlighted by stunning laminate flooring throughout. The modern kitchen boasts sleek wood cabinetry, granite countertops, a large island, and stainless-steel appliances. Upstairs, you'll find 3 generously sized bedrooms, including the primary suite, complete with vaulted ceilings, a large walk-in closet, and a 4-piece ensuite. A second full bathroom and a laundry area provide added convenience on the upper level. The backyard has green space and a patio with gas hookup, ideal for enjoying BBQs on warm, sunny days. The attached garage is complemented by a driveway offering additional parking for multiple vehicles. Perfectly located on a quiet street in a good neighborhood, this home is just minutes from playgrounds, daycares, and shopping. With quick access to Stoney Trail, commuting and exploring the city is effortless This exceptional family home is waiting for you! Book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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









