



THE
A-TEAM

**RE/MAX
FIRST**

42 SKYVIEW SPRINGS Circle, Calgary T3N 0E6

MLS®#: **A2178369** Area: **Skyview Ranch** Listing Date: **11/14/24** List Price: **\$400,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,271**
 Low Sqft:
 Ttl Sqft: **1,271**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Hardwood, Linoleum**
 Ext Feat: **Courtyard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`10"	Dining Room	Main	17`5" x 8`0"
Foyer	Main	6`0" x 4`2"	Kitchen	Main	11`4" x 12`9"
Living Room	Main	11`4" x 12`1"	4pc Ensuite bath	Upper	8`0" x 4`10"
4pc Ensuite bath	Upper	8`0" x 4`10"	Bedroom	Upper	11`7" x 10`4"
Bedroom - Primary	Upper	15`9" x 15`1"	Exercise Room	Lower	17`4" x 9`4"

Legal/Tax/Financial

Condo Fee:
\$395

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

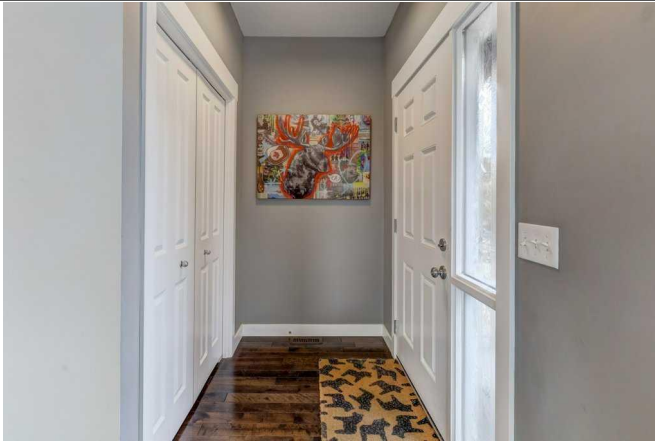
Legal Desc: **1112827**

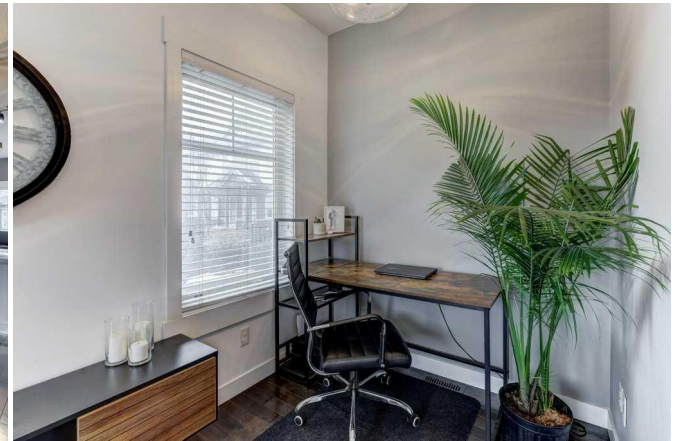
Remarks

Pub Rmks: **Welcome to this stunning two-bedroom end unit in Skyview Ranch! You are greeted by a spacious front veranda and patio, perfect for BBQing! The main floor features hardwood throughout, an updated kitchen with ample cabinet space, stainless steel appliances, an island and a versatile peninsula with extra seating. Additional space for dining or second living room with space to add a desk for a workstation. 2 piece bathroom on main floor is opposite the stairs leading to the lower level. Upstairs, you'll find two large bedrooms, each with a 4-pc ensuite and generous walk-in closets. Upstairs is complete with laundry closet. The lower level is partially finished with a home gym and plenty of room for storage needs. Access to the double garage is through the lower level. This home is ideally located next to visitor parking, and near parks, pathways, shopping, schools, and all amenities!**

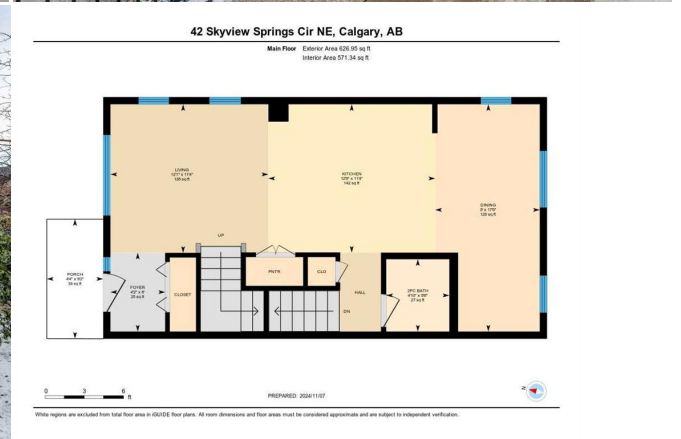
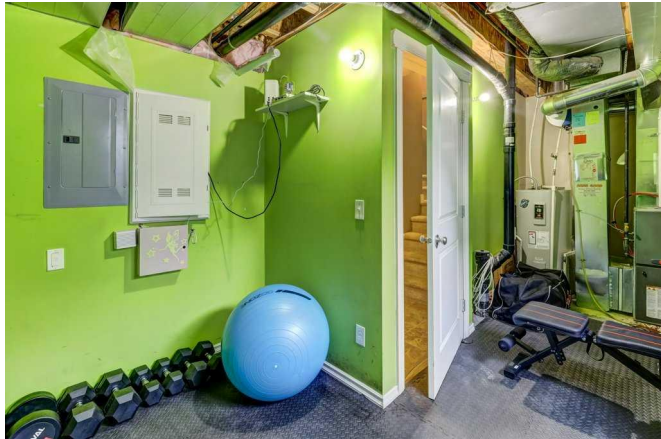
Inclusions:
Property Listed By: **N/A**
Real Broker

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









42 Skyview Springs Cir NE, Calgary, AB

2nd Floor Exterior Area 644.84 sq ft
Interior Area 597.13 sq ft

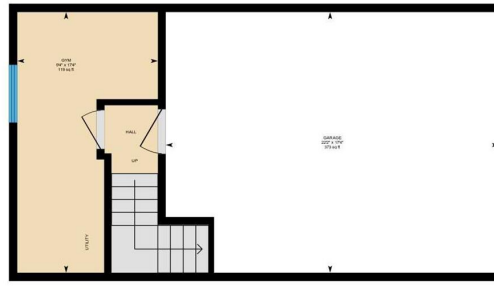


PREPARED: 2024/11/07

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

42 Skyview Springs Cir NE, Calgary, AB

Basement (Below Grade) Exterior Area 209.54 sq ft
Interior Area 172.88 sq ft
Excluded Area 405.09 sq ft



PREPARED: 2024/11/07

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