



THE
A-TEAM

**RE/MAX
FIRST**

396 SKYVIEW SHORES Manor, Calgary T3N 0H4

MLS®#: **A2179246**

Area: **Skyview Ranch**

Listing Date: **11/14/24**

List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,273 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,735**
Low Sqft:
Ttl Sqft: **1,735**

DOM

19
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Chandelier,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`6"	Dining Room	Main	10`11" x 10`1"
Foyer	Main	13`2" x 5`5"	Kitchen	Main	10`11" x 14`1"
Living Room	Main	12`1" x 18`11"	4pc Bathroom	Upper	9`1" x 5`7"
4pc Ensuite bath	Upper	10`5" x 12`0"	Bedroom	Upper	10`1" x 10`1"
Bedroom	Upper	16`11" x 11`5"	Bedroom	Upper	10`2" x 9`11"
Bedroom - Primary	Upper	12`1" x 15`1"	4pc Bathroom	Basement	8`8" x 4`11"
Bedroom	Basement	10`6" x 9`0"	Bedroom	Basement	10`6" x 9`0"

Dining Room
Furnace/Utility Room

Basement
Basement

11`0" x 8`2"
8`7" x 7`10"

Kitchen

Basement

11`0" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210843

Zoning:
R-G

Remarks

Pub Rmks:

REVENUE GENERATING - 6 Bedrooms and 3.5-Bathrooms Home, with Basement SUITE (illegal), double Attached Garage.. As you enter the Open Floorplan welcomes you to a Bright Living Room, massive Dining area and Kitchen with Centre Island with raised breakfast bar, Stainless Steel Appliances including Gas Stove, Cabinets up to Ceiling and Side Pantry. As you come through garage, walk through pantry makes storage of groceries convenient. A 2 piece bathroom and Closet for your coats complete the main floor. As you walk upstairs, the Master Bedroom with Walk-in Closet and 4 pc Ensuite with in Built Vanity, Soaker tub and Standing Shower, Toilet seat with separate door, makes you feel at home. The well sized Secondary bedrooms with Closets are great for kids or guest rooms. Laundry next to bedrooms on 2nd floor makes your laundry days easier. Basement Suite(illegal) with Separate Entrance is a great feature in the property to generate revenue. Basement has full 3 pc bathroom, 2 well sized bedrooms with closets and Living space with Full Kitchen. Large Deck that caters your summer parties and family events, makes those moments more memorable. Fully Fenced Backyard keeps your belongings, kids safe within the property boundary. A GREAT Property close to all AMENITIES and TRANSIT with amazing cashflow, a must see !

Inclusions:
Property Listed By:

none
CIR Realty

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











