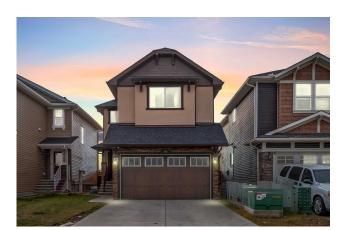


396 SKYVIEW SHORES Manor, Calgary T3N 0H4

A2179246 **Skyview Ranch** Listing 11/14/24 List Price: **\$780,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2013 Lot Information

Lot Sz Ar: 4,273 sqft

Lot Shape:

Access:

Lot Feat: Back Yard, Lawn, Street Lighting, Rectangular Lot Park Feat:

Finished Floor Area

1,735

1,735

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

6 (42)

3.5 (3 1)

2 Storey

4

2

19

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Forced Air** Concrete, Stucco, Wood Frame

Sewer: Flooring:

Private Yard, Rain Gutters Carpet, Laminate, Tile, Vinyl Ext Feat:

> 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 Basement 11`0" x 8`2" Kitchen Basement 11`0" x 10`3" Furnace/Utility Room Basement 8`7" x 7`10"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1210843**

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: none
Property Listed By: CIR Realty

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





