



THE
A-TEAM

**RE/MAX
FIRST**

345 SKYVIEW RANCH CIRCLE NE , Calgary T3N1Y8

MLS®#: **A2179313**

Area: **Skyview Ranch**

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

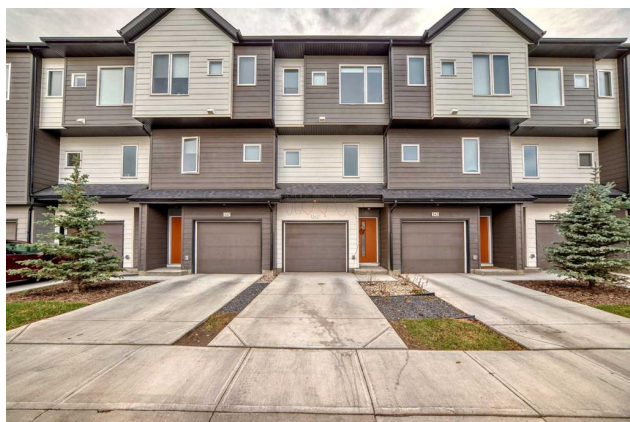
List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **1,306 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Other**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Tandem**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony,None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 10`6"
Kitchen	Main	8`6" x 8`11"
Pantry	Main	1`11" x 3`9"
Bedroom - Primary	Upper	12`6" x 10`2"
4pc Bathroom	Upper	8`0" x 4`11"
Bedroom	Upper	7`4" x 9`9"
Entrance	Lower	3`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`4" x 8`0"
2pc Bathroom	Main	8`3" x 3`9"
Balcony	Main	14`5" x 5`8"
4pc Ensuite bath	Upper	8`0" x 4`11"
Laundry	Upper	3`8" x 3`3"
Bedroom	Upper	7`5" x 9`7"

Condo Fee:
\$244

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2011485**

Remarks

Pub Rmks: **Nestled in the well known community of skyview NE Calgary , this house offers a perfect blend of comfort and convenience. tandem garage provides ample space for your vehicles. House backs to pond with eye-catching view from masterbedroom and great room balcony. Close to amenities such as grocery store , school , parks , food store. Close to airport and 3 min access to highway. The second level boasts an open , spacious layout featuring a large kitchen perfect for culinary adventures , a cozy dining area and a generous living room ideal for entertaining. On third level, one spacious primary bedroom and well sized two secondary bedrooms providing ample private space for family. Two full bathrooms on third level and half washroom at main level. With large windows throughout , this home is flooded with natural light , creating a bright and inviting atmosphere. Schedule a viewing today and experience the perfect blend of comfort , style and convenience. !! Hardwood siding so hailstorm will not damage your house. In winter you can sit in garage because it has heating feature!!!**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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











