



THE
A-TEAM

**RE/MAX
FIRST**

504 SKYVIEW POINT Place, Calgary T3N 0L7

MLS®#: **A2180132** Area: **Skyview Ranch** Listing Date: **01/20/25** List Price: **\$424,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,555**
 Low Sqft:
 Ttl Sqft: **1,555**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,No Neighbours Behind**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	11`5" x 12`10"	Living Room	Second	13`11" x 13`1"
Dining Room	Second	11`5" x 7`1"	2pc Bathroom	Second	5`6" x 4`11"
Bedroom - Primary	Third	13`1" x 11`8"	4pc Ensuite bath	Third	4`11" x 8`1"
Bedroom	Third	4`4" x 3`0"	4pc Ensuite bath	Third	8`8" x 4`11"
Foyer	Main	8`4" x 6`2"	Den	Main	9`1" x 6`11"
Mud Room	Main	9`1" x 5`11"			

Legal/Tax/Financial

Condo Fee:
\$404

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1312228**

Remarks

Pub Rmks: **In the heart of Skyview Ranch this immaculate End Unit Townhome has only ever been owner occupied. With a courtyard in the front and no neighbors behind this meticulously maintained and cared for home boasts over 1550 sqft of fully developed living space. The luxurious open concept main floor is nothing short of spectacular. Featuring beautiful hardwood floors throughout, high-end finishes, 9 foot ceilings, a modern kitchen with granite countertops, center island, a formal dining area, two piece bathroom with a large family room leading out to your own balcony. The large windows positioned throughout the home invites loads of natural light. Upstairs you will find your laundry area just steps away from the two large master bedrooms that both include a 4 piece master en-suite and large walk-in closets. The spacious double-heated garage is a standout feature of the home, providing a warm, comfortable space to park your vehicles during the cold winter months with guest parking conveniently located just steps away. The stunning landscapes, scenic parks and breathtaking views of the Rockies come together to create the perfect lifestyle in Skyview Ranch.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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











