



THE
A-TEAM

**RE/MAX
FIRST**

213 SKYVIEW RANCH Circle, Calgary T3N1Y8

MLS®#: **A2180567** Area: **Skyview Ranch** Listing Date: **11/26/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **1,453 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Front Yard,Lawn,Landscaped,Street Lighting,Private**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,382**
 Low Sqft:
 Ttl Sqft: **1,382**

DOM
25
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Unknown**
 Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	14`1" x 8`11"	Furnace/Utility Room	Main	7`11" x 3`0"
Living Room	Second	15`3" x 16`1"	Kitchen	Second	13`2" x 15`10"
Dining Room	Second	5`11" x 12`2"	2pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Third	10`1" x 10`11"	3pc Bathroom	Third	
4pc Ensuite bath	Third		Laundry	Third	5`9" x 5`11"
Bedroom	Third	14`2" x 9`3"	Bedroom	Third	10`1" x 9`6"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2011485**

Remarks

Pub Rmks: **Discover your dream home in the desirable Skyview Ranch community! This charming townhouse perfectly combines comfort and convenience for an exceptional living experience. With a double attached heated garage, you'll enjoy plenty of space for your vehicles and gear, no matter the season. The main floor features a versatile office/den, making it easy to work or study from the comfort of your home. Step upstairs to an open-concept living area that radiates warmth and light, creating an inviting atmosphere for you and your guests. The stunning kitchen is a chef's delight, complete with stainless steel appliances, a microwave range hood, and an electric stove. The generous quartz countertop invites creativity, while the adjacent west-facing balcony is perfect for summer gatherings or relaxing evenings. Plus, with central air conditioning, you'll stay cool during the hottest months. On the second level, the main bedroom is a true retreat, boasting a private 4-piece ensuite and an expansive walk-in closet. Two additional well-sized bedrooms and another 4-piece bathroom ensure ample space for a growing family. A conveniently located laundry room rounds out the functional layout of this thoughtfully designed townhouse, maximizing every square foot. Enjoy your own front yard, perfect for outdoor activities or a little gardening. Don't miss out on the opportunity to call this wonderful townhouse your home!**

Inclusions: **none**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













