

59 SKYVIEW RANCH Avenue, Calgary T3N1Y8

MLS®#: **A2180864** Area: **Skyview Ranch** Listing Date: **11/28/24** List Price: **\$425,000**
 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: **904 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,116**
 Low Sqft:
 Ttl Sqft: **1,116**

DOM
65
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat:
Level
Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, Parking Pad, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Composite Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	9`3" x 23`0"	Dining Room	Second	27`8" x 35`0"
Kitchen	Second	27`11" x 39`11"	Living Room	Second	40`5" x 37`2"
3pc Ensuite bath	Third	16`8" x 26`3"	4pc Bathroom	Third	16`5" x 26`0"
Bedroom	Third	32`10" x 29`0"	Bedroom - Primary	Third	40`5" x 38`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$215

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: **2011485**

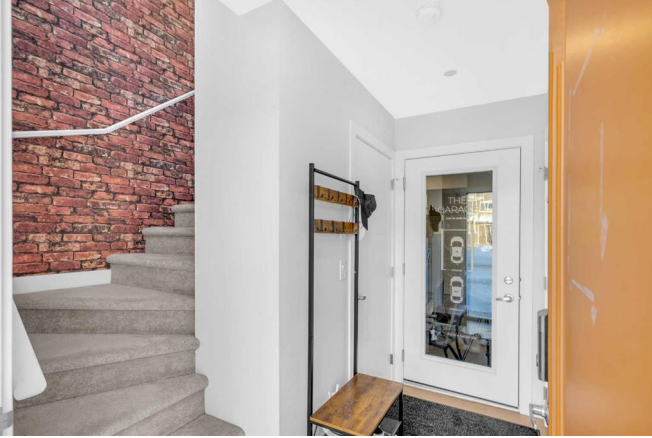
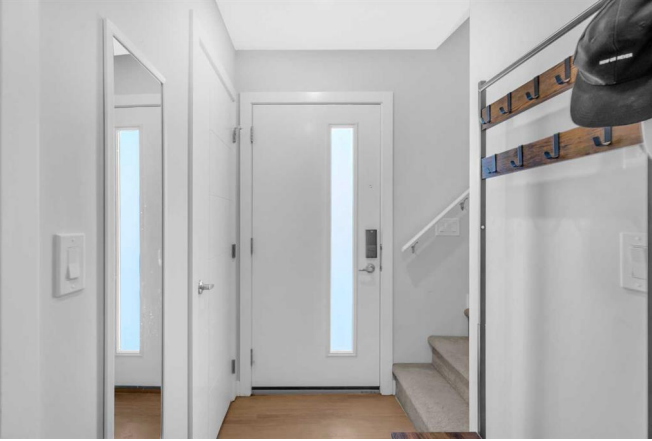
Remarks

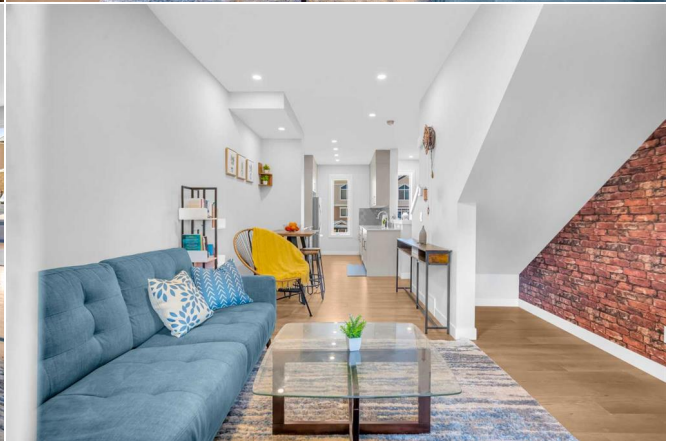
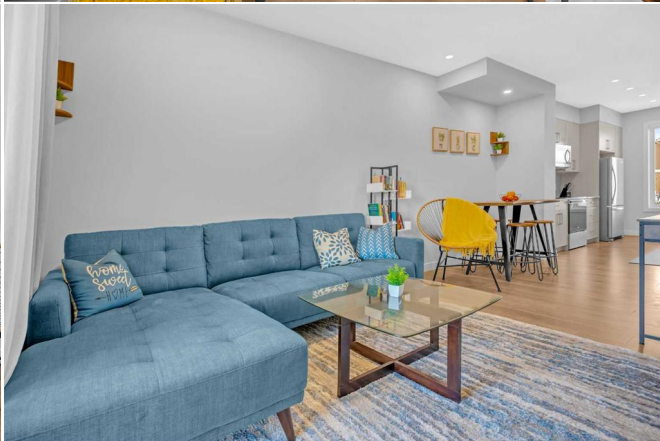
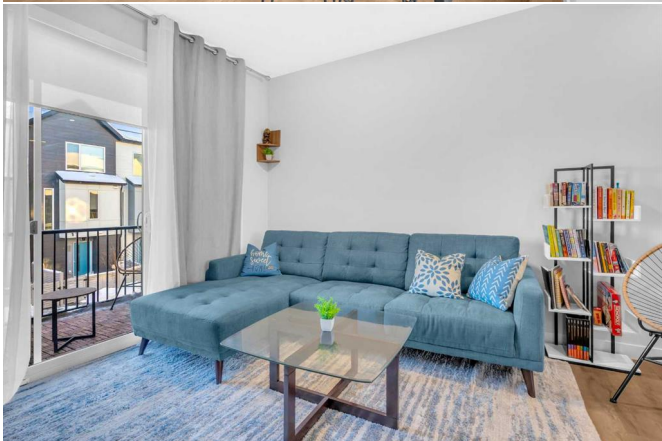
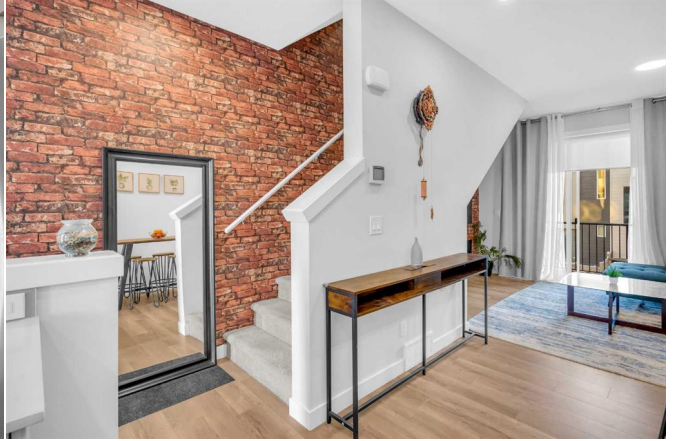
Pub Rmks: ***Dec 7th open house cancelled* Welcome to 59 Skyview Ranch Avenue NE! This stunning FORMER SHOWHOME, built in 2020. Certified BUILTGREEN, this home combines modern design with exceptional energy efficiency, offering sustainable and cost-effective living. With a north-facing orientation, it provides a cozy retreat in a vibrant and well-connected community. Step into the entry level, where you'll find a heated garage, a formal entryway with a closet, and a convenient 2-piece bathroom. The open-concept main floor is perfect for entertaining, featuring 9 ft. ceilings, a sleek galley-style kitchen with stainless steel appliances, quartz countertops, and ample storage. The dining area is perfect for hosting meals, while the bright and airy living room opens to a spacious balcony through sliding glass doors. The upper floor offers a thoughtfully designed layout with a master bedroom featuring a 4-piece ensuite, a second bedroom, an additional 4-piece bath, and the convenience of top-floor laundry. Large windows throughout create a warm and inviting atmosphere. Designed with the Quiet Wall System, this home ensures up to 23% less sound transfer than single-family homes, making it a peaceful haven. Other highlights include private front yard, a SINGLE ATTACHED HEATED GARAGE with a full-depth driveway, and numerous eco-friendly features like a high-efficiency air exchanger and on-demand hot water. Nestled in an ideal location, you're just steps away from restaurants, health clubs, medical clinics, schools, and public transportation. Plus, with quick access to Metis Trail, Deerfoot Trail, and Stoney Trail, commuting is a breeze. Don't miss this move-in-ready gem. Visit us today!**

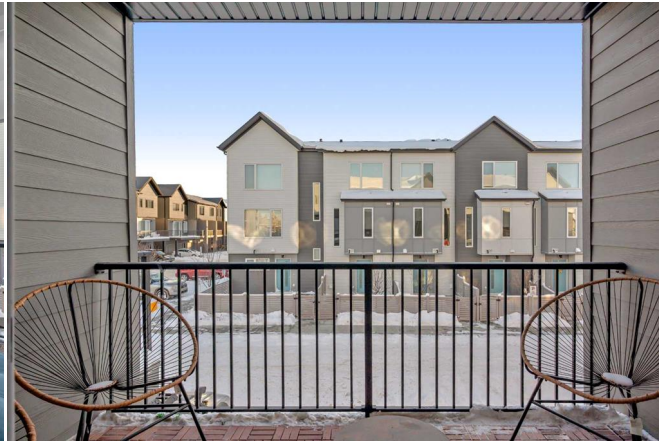
Inclusions: **none**
Property Listed By: **CIR Realty**

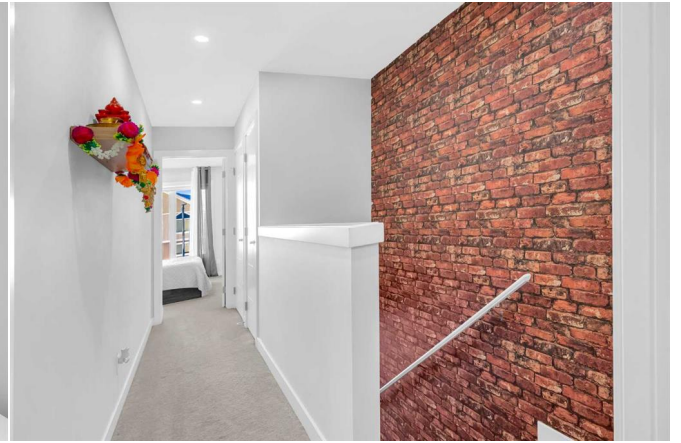
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













59 Skyview Ranch Ave NE, Calgary, AB

Upper Floor Exterior Area 455.24 sq ft
Interior Area 292.12 sq ft



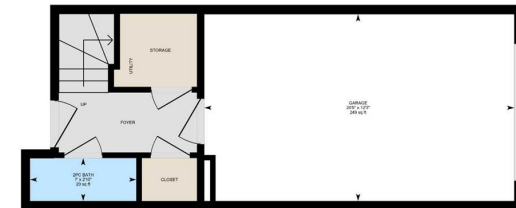
PREPARED: 2024/1/07



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Main Floor Exterior Area 145.00 sq ft
Interior Area 172.20 sq ft
Excluded Area 283.16 sq ft



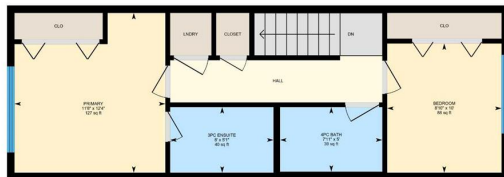
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Top Floor Exterior Area 524.49 sq ft
Interior Area 454.56 sq ft



PREPARED: 2024/1/07



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