



THE
A-TEAM

**RE/MAX
FIRST**

109 SKYVIEW Parade, Calgary T3N 0V4

MLS® #: **A2182217** Area: **Skyview Ranch** Listing Date: **12/06/24** List Price: **\$565,000**
 Status: **Pending** 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: **2,486 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,561**
 Low Sqft:
 Ttl Sqft: **1,561**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane, Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Stone, Wood Frame, Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`11" x 14`5"	Living/Dining Room Combination	Main	20`5" x 12`0"
Foyer	Main	5`11" x 5`9"	Office	Main	5`11" x 4`11"
Mud Room	Main	9`4" x 3`2"	2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Upper	14`11" x 12`0"	3pc Ensuite bath	Upper	9`0" x 5`7"
Bedroom	Upper	10`3" x 8`1"	Bedroom	Upper	10`3" x 8`1"
Laundry	Upper	6`9" x 5`11"	4pc Bathroom	Upper	9`2" x 5`1"

Game Room
Storage
Furnace/Utility Room

Basement
Basement
Basement

12`6" x 11`9"
10`10" x 3`10"
10`8" x 8`4"

Bedroom
3pc Bathroom

Basement
Basement

15`1" x 9`8"
8`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611520

Zoning:
M-G

Remarks

Pub Rmks:

NO CONDO FEES & and feels BRAND NEW!! Welcome to this stunning and spacious home located in the vibrant community of Skyview Ranch. With immediate possession available, this FULLY DEVELOPED HOME offers over 2230sqft of total living space. 1,561.78 sqft. above ground with an additional 674.60 sqft. in the FINISHED BASEMENT. The main floor boasts stylish vinyl plank flooring, 9 ft ceilings, and a bright OPEN FLOORPLAN. The beautiful kitchen features an incredible amount cabinetry, a central KITCHEN ISLAND, QUART COUNTERTOPS and flows perfectly into the dining space with built in feature shelving. The main floor is complete with a BUILT IN WORK/STUDY DESK in a quiet area with a lovely MUDROOM and a 1/2 bath. Upstairs, you'll find a generous primary bedroom complete with a 3 pc ENSUITE bath and a large WALK IN CLOSET, two additional bedrooms, a 4 pc main bathroom, and a very convenient UPSTAIRS LAUNDRY ROOM. The lower level is fully developed, featuring a fourth bedroom, a full 3-piece bathroom, a recreation room, and lots of storage. AIR CONDITIONING, FILTERED (Chlorine) WATER, WATER SOFTENER are a few of the UPGRADES included with this home. A fenced in, sunny SOUTH FACING BACKYARD that offers an ideal space for relaxation or outdoor activities. A standout feature of this property is the DOUBLE DETACHED GARAGE with access to the paved back alley. Situated in a prime location, this home is close to so many amenities, including shopping, parks, schools, and dining. It also provides quick access to major roadways like Stoney Trail and Deerfoot Trail, as well as the international airport and CrossIron Mills Mall. This stylish 2-storey home offers incredible value with no condo fees and a fantastic location in one of Calgary's most desirable communities. Don't miss the opportunity to make it your own!

Inclusions:
Property Listed By:

None
RE/MAX Realty Professionals

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











