

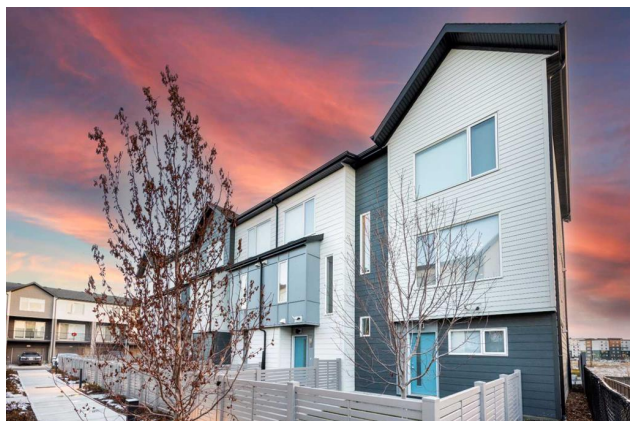


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 SKYVIEW RANCH Circle, Calgary T3N 1Y8**

MLS®#: **A2183513**      Area: **Skyview Ranch**      Listing Date: **12/13/24**      List Price: **\$499,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$40k, 08-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,142 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,552**  
 Low Sqft:  
 Ttl Sqft: **1,552**

DOM

**50**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey,Side by Side**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **City Lot,Corner Lot,Low Maintenance Landscape**  
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Electric Range,Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Upper	12`2" x 5`9"	Living Room	Upper	15`9" x 13`9"
Office	Upper	8`2" x 5`7"	Kitchen	Upper	16`2" x 13`3"
Bedroom - Primary	Second	10`11" x 10`1"	Bedroom	Second	11`5" x 8`11"
Bedroom	Second	10`1" x 9`9"	2pc Bathroom	Upper	4`11" x 4`11"
3pc Ensuite bath	Second	8`11" x 5`1"	4pc Bathroom	Second	8`11" x 7`7"
Laundry	Second	6`0" x 5`9"	Balcony	Upper	19`3" x 6`2"

Legal/Tax/Financial

Condo Fee:  
**\$298**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2011485**

Remarks

Pub Rmks: **Nestled in the Skyview Ranch community, this inviting townhouse offers a perfect blend of comfort and convenience. A double attached garage provides ample space for your vehicles, while the main floor features a versatile office/den, ideal for working or studying from home. Upstairs, an open-concept living area creates a spacious and welcoming atmosphere, highlighted by an attractive electric fireplace. The kitchen, equipped with a French door, microwave range hood, electric stove, and an adjacent balcony, is perfect for entertaining guests or enjoying meals al fresco. On the second level, the master bedroom boasts a private 3-piece ensuite for added luxury, while two additional bedrooms and a 4-piece bathroom cater to the needs of a growing family. A laundry room conveniently located on this level completes the functional layout of this well-appointed townhouse.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX iRealty Innovations**

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





