



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**61 SKYVIEW SPRINGS Crescent, Calgary T3N 0B9**

MLS®#: **A2184069**      Area: **Skyview Ranch**      Listing Date: **12/19/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **3,358 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Off Street**

Finished Floor Area

Abv Sqft: **1,479**  
 Low Sqft:  
 Ttl Sqft: **1,479**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0912626**

Remarks

Pub Rmks: **Welcome to this beautiful home in the desirable Skyview Ranch community! This property offers an exceptional living experience, combining comfort, convenience, and modern features in a prime location. As you step inside, you're greeted by a large living area with fireplace, followed by hardwood floors throughout the kitchen and dining area, creating an inviting and timeless ambiance. The spacious open-concept living and dining areas provide the perfect space for entertaining or relaxing with family. The well-designed kitchen is a chef's dream, complete with sleek stainless-steel appliances, a large island, pantry and ample cabinetry. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a private ensuite bathroom. A second bathroom along with the conveniently located upstairs laundry room completes this floor. The basement is roughed in for a bathroom and water softener, with framing already completed, allowing you to easily customize this space to suit your needs. Whether you envision a home theater, gym, or additional living space, the possibilities are endless. Step outside to your oversized deck including a natural gas line perfect for summer barbecues or relaxing evenings. The backyard is fully fenced, offering privacy and ample space for outdoor activities. The home contains over 2,100 Sqft of living space, also boasts an oversized garage, providing plenty of room for vehicles, storage, or a workshop. Additional upgrades include a new roof installed in October 2024 and new siding completed in December 2024, ensuring the home is as functional as it is beautiful. Located just steps away from a playground and walking paths, you'll love the proximity to outdoor spaces. With no pets and no smoking in the home, it has been kept in pristine condition from these original owners. The paved back alley adds ease of access to your property, and the oversized hot water tank provides plenty of hot water for the whole family. Enjoy the amazing neighbors and the quiet, family-friendly community of Skyview Ranch, while still being close to major roads, schools, parks, shopping, and public transportation. Don't miss the opportunity to make this charming home your own!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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









