



THE
A-TEAM

**RE/MAX
FIRST**

729 SKYVIEW RANCH Grove, Calgary T3N0R9

MLS®#: **A2184275** Area: **Skyview Ranch** Listing **12/21/24** List Price: **\$485,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$23k, 12-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **1,388 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,600**
 Low Sqft:
 Ttl Sqft: **1,600**

DOM

32
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**
 Park Feat: **Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Playground, Private Entrance**

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, No Animal Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`11" x 13`5"
3pc Bathroom	Second	9`8" x 7`11"
Kitchen	Second	10`10" x 11`5"
3pc Bathroom	Third	7`5" x 4`10"
Bedroom	Third	10`8" x 8`10"
Bedroom - Primary	Third	12`11" x 13`5"

Room	Level	Dimensions
Furnace/Utility Room	Main	3`8" x 8`0"
Dining Room	Second	10`10" x 8`0"
Living Room	Second	11`11" x 20`3"
4pc Bathroom	Third	4`11" x 7`4"
Bedroom	Third	11`2" x 8`9"

Legal/Tax/Financial

Condo Fee:
\$324

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1510109**

Remarks

Pub Rmks: **Stunning Corner Townhome in Skyview Ranch Grove This FORMER SHOWHOME, the Alder Corner Model, offers the perfect combination of spacious living and modern conveniences. Featuring 4 bedrooms, 3 bathrooms, and a versatile den, this home is ideal for families seeking comfort and style. An attached HEATED garage with a full driveway for a second vehicle adds extra convenience and practicality. Key Features: Generous Floorplan: The open-concept layout is designed to accommodate a big family and offers plenty of room for both daily living and entertaining. With vaulted ceilings in the master bedroom, this home feels both expansive and cozy. Master Bedroom with Mountain Views: The master suite offers a serene retreat with a vaulted ceiling and stunning mountain views, providing a peaceful space to unwind at the end of the day. Chef-Inspired Kitchen: The modern kitchen boasts quartz countertops with an undermount sink, stainless steel appliances, full-height cabinets, and a sleek glass backsplash. Perfect for cooking meals or hosting gatherings. Stylish Interior Finishes: Throughout the home, enjoy splatter-coated ceilings, rounded corners, and 2" faux wood blinds that add elegance and charm. The wide plank laminate flooring throughout the main areas and luxury vinyl tile in the bathrooms provide durability and style. Large Balcony for Outdoor Living: Step outside onto the spacious balcony, complete with a gas line for a BBQ, perfect for summer evenings or outdoor dining, seamlessly extending your living space. Prime Location: Located in the desirable Skyview Ranch Grove, this townhome is close to everything you need! Enjoy proximity to parks and walking paths, transit, shopping, a new school, and the airport, making daily life incredibly convenient. Easy access to Stoney Trail. Perfect for Your Family! With its well-thought-out design and unbeatable location, this townhome is ready to welcome you home. Don't miss the opportunity to make this beautiful property your own. Schedule your viewing today!**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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









