



THE
A-TEAM

**RE/MAX
FIRST**

610 SKYVIEW POINT Place, Calgary T3N0L7

MLS®#: **A2186463** Area: **Skyview Ranch** Listing Date: **01/13/25** List Price: **\$439,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **1,521**
 Low Sqft:
 Ttl Sqft: **1,521**

Back Lane
Double Garage Attached, Garage Door Opener, Heated Garage

DOM

9

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Built-in Features, Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Third	13`8" x 17`3"
Living Room	Second	17`2" x 16`3"
Dining Room	Second	11`2" x 7`2"
Mud Room	Main	8`10" x 5`10"
4pc Ensuite bath	Third	4`10" x 7`11"
2pc Bathroom	Second	5`9" x 4`9"

Room	Level	Dimensions
Bedroom	Third	12`1" x 11`0"
Kitchen	Second	13`10" x 11`2"
Den	Main	8`11" x 6`9"
Foyer	Main	8`4" x 6`3"
4pc Ensuite bath	Third	8`3" x 4`11"

Condo Fee:
\$406

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1311964**

Remarks

Pub Rmks: **Step into a home that exudes care, comfort, and sophistication in the vibrant Skyview Ranch community. This meticulously maintained 3-story townhouse blends modern elegance with thoughtful design, offering a stylish lifestyle that's as convenient as it is. On the ground level, a bright den welcomes you—perfect for a home office, gym, or creative space. A spacious mudroom leads to the double-attached garage with ample storage, ensuring a functional, clutter-free entry. The main level is a showstopper, boasting 9' ceilings, rich hardwood floors, and an open-concept layout perfect for entertaining or relaxing. The chef-inspired kitchen dazzles with granite countertops, stainless steel appliances, full-height mocha cabinetry, a large pantry, and a custom-built mocha wood coffee and cocktail bar. Additional built-in cabinetry adds storage and style, while large windows bathe the space in natural light. Step outside to the east-facing balcony, where you can savour serene sunrises or host unforgettable gatherings. The upper floor is designed for comfort and privacy. It features dual primary bedrooms, each with its walk-in closet and ensuite bathroom. A convenient upstairs laundry room completes the home's perfectly planned layout. This prime location puts everything you need within reach—schools, parks, and shopping are just steps away, while quick access to Stoney Trail and Metis Trail ensures effortless commuting. The Calgary International Airport and Cross Iron Mills are mere minutes away, making this home ideal for busy professionals and families alike. Meticulous maintenance, regular furnace servicing, and the pride of the owner-occupiers make this townhouse stand out. Set in a well-managed complex with visitor parking and nearby mailboxes, it is ready for you to move in and enjoy. Don't miss your chance to own a home where urban convenience meets suburban tranquillity. Schedule your viewing today and discover why this townhouse is the perfect place to call home!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Solutions**

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









