

## 164 SKYVIEW SPRINGS Gardens, Calgary T3N 0B5

A2187074 **Skyview Ranch** Listing 01/11/25 List Price: **\$674,900** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town:

2009 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Calgary

Finished Floor Area Abv Saft: Low Sqft:

1,370

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

5 (3 2 )

3.5 (3 1)

2 Storey

2

2

21

Ttl Sqft: 2,852 sqft 1,370

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** 

Heating: **Forced Air** 

Sewer:

Lighting, Other, Playground, Storage Ext Feat:

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Granite, Laminate

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked Kitchen Appl:

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s) Int Feat:

**Utilities:** 

## **Room Information**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`9" x 5`1"	Living Room	Main	10`7" x 19`5"
Dining Room	Main	9`8" x 14`7"	Kitchen	Main	8`11" x 16`9"
Pantry	Main	3`6" x 3`11"	2pc Bathroom	Main	4`8" x 4`0"
Bedroom - Primary	Upper	10`7" x 12`9"	Walk-In Closet	Upper	6`4" x 6`8"
Bedroom	Upper	9`2" x 11`6"	Bedroom	Upper	9`0" x 11`11"
4pc Ensuite bath	Upper	7`7" x 4`11"	4pc Bathroom	Upper	7`7" x 4`11"
Family Room	Lower	9`8" x 10`3"	Eat in Kitchen	Lower	7`8" x 4`6"

 Laundry
 Lower
 3`7" x 3`0"

 Bedroom
 Lower
 7`9" x 11`5"

 Furnace/Utility Room
 Lower
 7`6" x 6`5"

Bedroom 4pc Bathroom Lower Lower 7`4" x 9`5" 5`3" x 7`11"

Legal/Tax/Financial

Title: Fee Simple Zoning: R-G

Legal Desc: **0912626** 

Remarks

Pub Rmks:

Welcome to this stunning 5-bedroom, 4-bathroom Shane home, crafted with a thoughtful and spacious layout perfect for modern living. Main Floor: Boasting soaring 9-foot ceilings, this open-concept space offers a perfect blend of functionality and elegance. The kitchen is a chef's dream with beautiful granite countertops, a large island for additional prep space, and ample storage. The adjoining dining area provides a perfect space for entertaining, while French doors open onto your private backyard deck, ideal for enjoying outdoor moments. A convenient 2-piece bath completes this level. Upper Floor: The second level features 3 generously sized bedrooms, including a master retreat with a luxurious ensuite bath and walk-in closet. A well-appointed 4-piece bath serves the other bedrooms. Basement: The fully developed basement offers a self-contained 2-bedroom(illegal Mother-in-Law) suite with its own separate side entrance, providing flexibility for extended family or rental income. It's roughed in for a central vacuum system, adding ease to everyday living. Exterior & Location: The home's curb appeal is enhanced by a welcoming front porch and a double garage. Step outside to the fully fenced backyard and deck, perfect for enjoying summer evenings. Plus, with no rear neighbors, you'll enjoy added privacy and tranquility. Conveniently Located: This home is just 2 blocks from the bus stop and offers easy access to major routes including Stoney Trail, Deerfoot, Country Hills, and Metis Trail. Enjoy the convenience of nearby shopping, a strip mall, and playgrounds. The popular Cross Iron Mills Mall is just 10 minutes away, making this an ideal location for both work and play. Other Highlights: - Friendly, family-oriented neighborhood - Spectacular mountain views - No rear neighbors This exceptional home offers both comfort and style—schedule your viewing today!

Inclusions:

Property Listed By: First Place Realty

N/A

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













