



THE
A-TEAM

**RE/MAX
FIRST**

105 SKYVIEW RANCH Grove, Calgary T3N0R6

MLS®#: **A2188437**

Area: **Skyview Ranch**

Listing Date: **01/18/25**

List Price: **\$469,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **1,410 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,608**
Low Sqft:
Ttl Sqft: **1,608**

DOM

14
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	9'9" x 7'7"	Living Room	Second	9'10" x 20'4"
Dining Room	Second	9'4" x 7'11"	Kitchen	Second	10'2" x 11'9"
Bedroom - Primary	Third	11'7" x 13'6"	3pc Ensuite bath	Third	7'5" x 4'11"
Bedroom	Third	9'0" x 8'10"	4pc Bathroom	Third	4'11" x 7'6"
Bedroom	Main	10'11" x 9'11"	Entrance	Main	5'11" x 3'1"
Mud Room	Main	4'1" x 14'4"	Bedroom	Main	11'0" x 10'0"

Legal/Tax/Financial

Condo Fee: \$324	Title: Fee Simple	Zoning: M-1
	Fee Freq: Monthly	
Legal Desc:	1510109	

Remarks

Pub Rmks: **Welcome to your dream townhome! Freshly painted and cleaned (professionally), and nestled on a peaceful, dead-end street with a charming green space buffer, this beautiful corner unit offers both privacy and convenience. Step inside and be captivated by the elegance and thoughtful upgrades throughout. Highlights: Enhanced Sound Insulation! Enjoy tranquility with increased party wall sound construction featuring two layers of fire-rated gypsum board on both your side and your neighbor's side. Luxurious Master Ensuite! Indulge in a walk-in shower and upgraded fixtures including tile for a spa-like experience. Modern Kitchen with quartz countertops, glass tile backsplash, and full-height cabinets with ceiling moldings create a sleek, upscale look. Decor switch plates, under-cabinet lighting, and large-format floor tiles ensure both beauty and practicality. Comfort & Style! Upgraded carpet, underlay, and ceiling fans in upstairs bedrooms provide coziness and comfort. Elongated toilets with soft-close lids and upgraded faucets add a touch of luxury. There's even quartz in half bath! Convenient Features! Rough-in gas line to the deck, water line to the fridge, and painted garage walls and ceiling make life easier. Dedicated receptacle in the garage for a fridge/freezer prevents accidental power failure. The furnace has been meticulously maintained and was serviced (with duct cleaning!) December 2023! Ample Parking with an attached garage (heavy duty shelving stays!) long driveway, extra parking on the main road, and 5 visitor parking stalls right outside your front door. Storage galore, including added pantry unit, full-height cabinets, additional drawers in the island, and increased counter height for easy access. There's also a full wall of shelving in the tiled laundry room! Future-Proof Upgrades! Rough-in for air conditioner and future garburator with switch, saving you money down the line. Don't miss the opportunity to own this stunning townhome tailored for larger families or roommates. With its prime location and exceptional features, it's the perfect place to call home!**

Inclusions: **Heavy Duty tire rack in updated garage.**

Property Listed By: **RE/MAX Realty Professionals**

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



