



THE
A-TEAM

**RE/MAX
FIRST**

2 SKYVIEW RANCH Street, Calgary T3N 0E9

MLS®#: **A2189073**

Area: **Skyview Ranch**

Listing Date: **01/20/25**

List Price: **\$809,000**

Status: **Active**

County: **Calgary**

Change: **-\$22k, 10-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **2,064**
Low Sqft:
Ttl Sqft: **2,064**

Lot Information

Lot Sz Ar: **4,601 sqft**
Lot Shape:

DOM

33
Layout
Beds: **6 (4 2)**
Baths: **3.0 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Oven, Garage Control(s), Humidifier, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 15`10"	Kitchen	Main	12`1" x 11`10"
Dining Room	Main	12`1" x 10`6"	4pc Bathroom	Basement	8`9" x 4`11"
2pc Bathroom	Main	5`10" x 4`11"	Foyer	Main	10`8" x 5`10"
Bedroom	Main	10`7" x 9`3"	Laundry	Main	9`11" x 7`9"
Pantry	Main	4`10" x 4`4"	Bedroom - Primary	Second	13`0" x 15`6"
Bedroom	Second	11`9" x 9`6"	Bedroom	Second	9`6" x 11`6"
Bonus Room	Second	18`10" x 15`6"	4pc Ensuite bath	Second	11`8" x 10`8"

4pc Bathroom
Bedroom
Game Room

Second
Basement
Lower

9`6" x 4`11"
10`8" x 13`10"
23`10" x 11`9"

Bedroom
Kitchen
Storage
Legal/Tax/Financial

Basement
Lower
Lower

12`9" x 10`0"
11`10" x 8`8"
7`2" x 6`7"

Title:
Fee Simple
Legal Desc:

1111858

Zoning:
R -G

Remarks

Pub Rmks:

Welcome to this fully upgraded, 6 bedroom with a legal suite, 3.5 bathroom, 2-storey home in the sought-after Skyview Ranch. Step inside to a grand open to below that leads into a bright and airy main floor, boasting 9-foot knockdown ceilings and large windows that fill the space with natural light. The gourmet kitchen is a chef's dream, with a complete granite countertop and premium stainless steel appliances, alongside a walk-through pantry. Has a beautiful backyard with green space and plenty of area for recreational activities. There is plenty of parking alongside the house as well as across. The basement is legal, so you may rent downstairs and live upstairs, however it is currently on rent. Don't miss out on this amazing deal and book your showing soon!

Inclusions:
Property Listed By:

SHED
Real Estate Professionals Inc.

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











