

2 SKYVIEW RANCH Street, Calgary T3N 0E9

MLS®#: A2189073 **Skyview Ranch** Listing 01/20/25 List Price: **\$831,000** Area:

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

Date:



General Information

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

2013 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 4,601 sqft 2,064

Finished Floor Area

2,064

Access:

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

<u>DOM</u>

2 <u>Layout</u>

6 (42) Beds: 3.0 (3 1) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 2 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Fireplace(s), Forced Air, Natural Gas Concrete, Vinyl Siding, Wood Frame

Sewer: Flooring: Carpet, Tile, Wood Ext Feat: Other Water Source:

> Fnd/Bsmt: **Poured Concrete**

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

Utilities:

Room Information

Room	<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 9`6" x 4`11" Second **Bedroom** Basement 12`9" x 10`0" Basement 11`10" x 8`8" **Bedroom** 10`8" x 13`10" Kitchen Lower **Game Room** Lower 23`10" x 11`9" Storage Lower 7`2" x 6`7" Legal/Tax/Financial

Title: Zoning: Fee Simple R -G

Legal Desc: **1111858**

Inclusions:

Remarks

Pub Rmks: Welcome to this fully upgraded. 6 bedroom with a legal suite. 3.5 bathroom. 2

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!

SHED

Property Listed By: Real Estate Professionals Inc.

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