



THE
A-TEAM

**RE/MAX
FIRST**

65 SKYVIEW SPRINGS Common, Calgary T3N 0A6

MLS®#: **A2189901** Area: **Skyview Ranch** Listing Date: **01/23/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 02-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2009**
 Lot Information
 Lot Sz Ar: **2,604 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard**
 Park Feat: **Double Garage Detached**

DOM

45
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`9"	Dining Room	Main	13`11" x 7`7"
Kitchen	Main	13`11" x 9`2"	Living Room	Main	13`10" x 11`7"
3pc Bathroom	Second	5`7" x 8`11"	4pc Bathroom	Second	7`7" x 5`0"
Bedroom	Second	8`3" x 9`5"	Bedroom	Second	9`9" x 10`7"
Bedroom - Primary	Second	13`5" x 14`8"	4pc Bathroom	Basement	8`4" x 5`0"
Bedroom	Basement	9`7" x 10`9"	Kitchen	Basement	8`3" x 13`9"
Furnace/Utility Room	Basement	6`2" x 9`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0814858

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY FEB 16 2025. 1 to 4PM - Welcome Home | Light & Bright | 3+1 Bed 3.5 Bath | Double Detached Car Garage | South-West Backyard | Over looking on to GREEN SPACE | Located on a quiet | This 2 storey open concept Duplex has a open floor plan with Neutral color palette. The functional kitchen has plenty of cabinets and stainless steel appliances, granite counter tops, a custom glass mosaic tile backsplash, and an island with a breakfast bar, upgraded California knockdown ceiling. The dining room is bright with a patio doors that open up to the back deck. Natural light also fills the living room, 2-pc powder room completes the main floor. Upstairs The primary bedroom is large enough to fit a king bed, has a walk-in closet, and has a large window for natural light. There is access to the 3-pc bathroom from the primary bedroom. There are two more good sized bedrooms on the upper level with 4-pc bathroom. Fully finished basement with a (illegal suite), 1 bedroom with a with a closet, kitchen, Rec/flex/game room, storage, full bathroom and laundry. Booking your showing today! CHECK OUT THE VIRTUAL TOUR!**

Inclusions: **N/A**
Property Listed By: **AMG Realty**

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









