

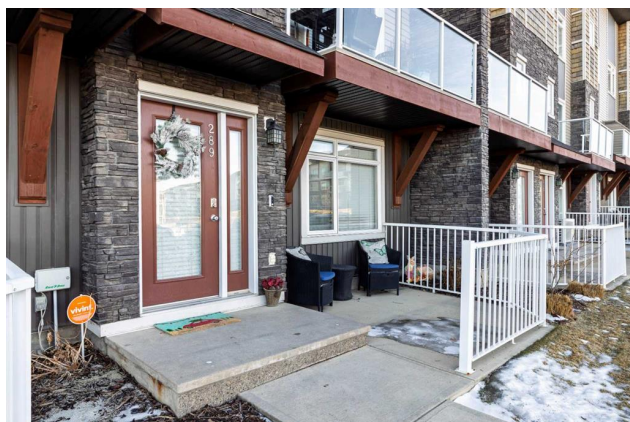


THE
A-TEAM

**RE/MAX
FIRST**

289 SKYVIEW RANCH Road, Calgary T3N 0L7

MLS®#: **A2191115** Area: **Skyview Ranch** Listing Date: **01/30/25** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,464**
 Low Sqft:
 Ttl Sqft: **1,464**

Landscaped
Double Garage Attached,Heated Garage,Insulated,Off Street,Side By Side

DOM

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

Parking

Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	8`10" x 6`9"	Foyer	Main	8`4" x 6`0"
Furnace/Utility Room	Main	4`5" x 5`11"	2pc Bathroom	Second	5`6" x 4`11"
Kitchen	Second	11`1" x 11`9"	Living Room	Second	17`1" x 22`8"
Bedroom	Third	7`7" x 11`8"	Bedroom	Third	9`0" x 11`11"
4pc Bathroom	Third	4`11" x 8`2"	Bedroom - Primary	Third	11`2" x 13`3"
4pc Ensuite bath	Third	4`11" x 8`0"			

Legal/Tax/Financial

Condo Fee:
\$420

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1311172**

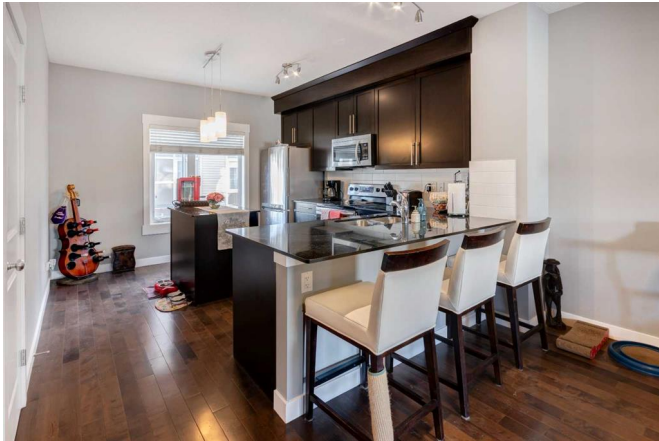
Remarks

Pub Rmks: **Welcome to the lovely community of Skyview Ranch. Here we have a beautiful townhome, extremely well maintained offering you upgrades that include hardwood floors, granite countertops, open concept floor plan, and lots of big windows for natural light. Upon entrance you've got a foyer with a den/office, a large window, and a mud room with access into your double garage attached. As you move on to the next level you've got an open concept layout with high ceilings and a modern kitchen with windows, a very functional kitchen island, dining, a large living room with access to the balcony and a half bath. Upstairs you've got 3 generous sized bedrooms that include your primary bedroom with an ensuite bath and another full bath. Close to amenities that offer you schools and playgrounds at a walking distance, shopping that includes strip malls and only a 10 minute drive from Cross Iron Mills, public transport and super easy access to major routes like Metis and Stoney Trail... this is the perfect location so call today!**

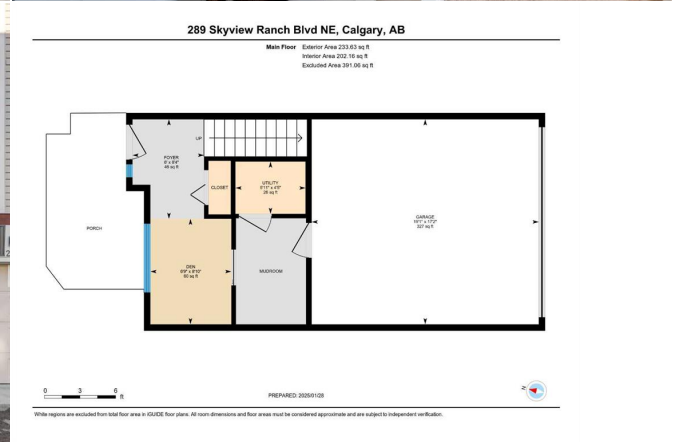
Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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









289 Skyview Ranch Blvd NE, Calgary, AB

2nd Floor Exterior Area 521.11 sq ft
Interior Area 564.18 sq ft



289 Skyview Ranch Blvd NE, Calgary, AB

3rd Floor Exterior Area 520.75 sq ft
Interior Area 553.15 sq ft

