



THE
A-TEAM

**RE/MAX
FIRST**

166 SKYVIEW RANCH Road, Calgary T3N0G3

MLS®#: **A2196694** Area: **Skyview Ranch** Listing Date: **02/27/25** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **See Remarks**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,409**
 Low Sqft:
 Ttl Sqft: **1,409**

DOM

38
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 13`4"
Dining Room	Main	15`4" x 9`4"
4pc Ensuite bath	Upper	7`8" x 4`11"
4pc Bathroom	Upper	7`8" x 4`11"
Flex Space	Lower	9`7" x 9`5"
Furnace/Utility Room	Lower	6`0" x 2`11"
Entrance	Lower	6`10" x 4`0"

Room	Level	Dimensions
Kitchen	Main	11`2" x 10`7"
Bedroom - Primary	Upper	13`0" x 11`4"
Bedroom	Upper	13`4" x 9`6"
Laundry	Upper	5`0" x 3`5"
2pc Bathroom	Lower	5`0" x 4`11"
Walk-In Closet	Upper	5`6" x 4`6"

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1111691**

Remarks

Pub Rmks: *****OPEN HOUSE Saturday March 29 2-4:30pm*** Time for an upgrade? Step into elegance with this striking three-story townhome, featuring 2 bedrooms, 2.5 bathrooms, with an attached garage. The main level welcomes you with soaring 9-foot ceilings, rich dark laminate flooring, and expansive windows that flood the space with natural light. At the heart of this level lies a modern kitchen, equipped with stainless steel appliances, upgraded cabinetry, and a sleek breakfast bar that overlooks a large dining area, opening to a sunny south facing balcony—perfect for morning coffee or evening relaxation. The spacious living room offers tons of natural light and is a great entertaining area. Ascend to the upper level, where the south-facing master bedroom awaits, a serene retreat with vaulted ceilings, dual closets, and a picturesque park view. Its luxurious 4-piece ensuite elevates the experience, while a generously sized second bedroom, another 4-piece bathroom, and a convenient laundry area complete this floor. Downstairs, the ground level offers a versatile flex space—ideal as an office or workout room—along with a 2-piece powder room and direct access to the attached garage for added convenience. Nestled across from a sprawling community park that attaches to several schools, this home is just steps from shopping and city transit, with swift connections to major routes like Metis and Stoney Trail. Blending contemporary style with an unbeatable location, this townhome is a rare find for those seeking comfort and convenience in equal measure.**

Inclusions:
Property Listed By: **TV in master bedroom
CIR Realty**

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









