



THE
A-TEAM

**RE/MAX
FIRST**

211 SKYVIEW POINT Road, Calgary T3N0K6

MLS®#: **A2197196** Area: **Skyview Ranch** Listing Date: **02/26/25** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,347 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,996**
 Low Sqft:
 Ttl Sqft: **1,996**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Landscaped,Lawn,Private,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`0"	Dining Room	Main	13`0" x 9`9"
Kitchen	Main	15`0" x 11`9"	Living Room	Main	15`5" x 11`6"
2pc Bathroom	Second	5`9" x 5`0"	4pc Ensuite bath	Second	5`6" x 8`3"
Bonus Room	Second	19`10" x 11`7"	Bedroom - Primary	Second	14`10" x 11`7"
4pc Bathroom	Third	5`9" x 9`2"	Bedroom	Third	12`0" x 11`7"
Bedroom	Third	12`0" x 11`7"	3pc Bathroom	Basement	5`7" x 11`0"
Bedroom	Basement	8`8" x 11`0"	Family Room	Basement	15`11" x 20`6"

Furnace/Utility Room

Basement

7' 0" x 11' 0"

Walk-In Closet
Legal/Tax/Financial

Basement

5' 4" x 7' 3"

Title:
Fee Simple
Legal Desc:

1210887

Zoning:
R-G

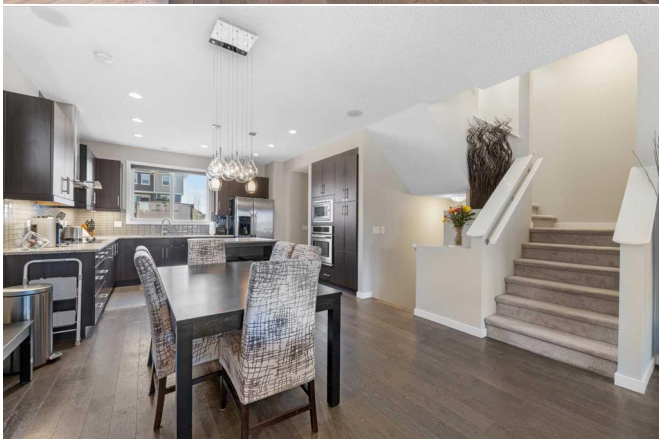
Remarks

Pub Rmks: **Welcome to this beautifully maintained home in Skyview Ranch! This 4-bedroom, 3 full and 2 half-bathroom family home boasts an impressive layout, 9ft high ceilings, a stunning executive kitchen with granite countertops, stainless steel appliances, and a center island with extra storage tied together with upgraded custom lighting. The top floor features a versatile loft with 2 bedrooms and a full bathroom. Both bedrooms let in tons of natural light with one offering a patio door with east facing balcony to enjoy a coffee on with the morning sunrise and the west facing bedroom has a large window with mountain view. Throughout this house, you'll find custom gorgeous light fixtures, blackout blinds, engineered hardwood floors, upgraded cabinetry and built in speakers. On the second floor, you can find the primary bedroom with its private ensuite and walk-in closet, along with a spacious bonus room, 2-piece powder room and bedroom level laundry. The fully finished basement has a bedroom, a full bathroom, and a living room. There's even space to build a future kitchen. Step outside to the impressive backyard, complete with a large full-sized deck and beautifully landscaped front and back yard. The location is incredibly convenient, with transit, schools, parks, playgrounds, a gas station, shopping, and major routes like Metis Trail, Country Hills, and Stoney Trail just minutes away. Don't miss out—this home won't last long!**

Inclusions:
Property Listed By: **eXp Realty**

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







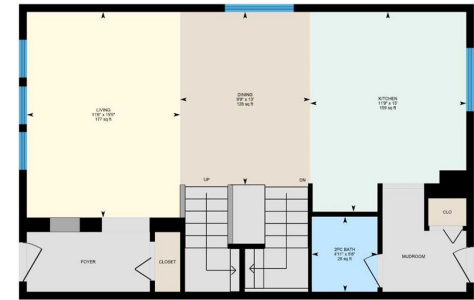






211 Skyview Pt Rd NE, Calgary, AB

Main Floor Exterior Area 737.07 sq ft



PREPARED: 2025/02/09

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

211 Skyview Pt Rd NE, Calgary, AB

3rd Floor Exterior Area 552.21 sq ft
Excluded Area 22.05 sq ft



PREPARED: 2025/02/09

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Basement (Below Grade) Exterior Area 652.81 sq ft



PREPARED: 2025/02/09

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