



THE
A-TEAM

**RE/MAX
FIRST**

811 SKYVIEW RANCH Grove, Calgary T3N 0R7

MLS®#: **A2197959**

Area: **Skyview Ranch**

Listing Date: **03/02/25**

List Price: **\$474,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,596**
Low Sqft:
Ttl Sqft: **1,596**

DOM

53

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Few Trees,Landscaped,Views**
Park Feat: **Guest,Off Street,On Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Closet Organizers,Kitchen Island,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Second	11`0" x 8`2"	Balcony	Second	11`5" x 7`8"
Living Room	Second	10`0" x 20`4"	Bedroom	Third	10`9" x 8`11"
3pc Bathroom	Third	7`6" x 4`11"	Entrance	Main	7`7" x 5`10"
Flex Space	Main	10`7" x 20`3"	Bedroom	Main	9`11" x 13`5"
Kitchen	Second	11`0" x 11`3"	2pc Bathroom	Second	9`9" x 7`8"
Bedroom - Primary	Third	10`11" x 13`6"	Walk-In Closet	Third	5`1" x 4`11"
4pc Bathroom	Third	4`11" x 7`6"	Furnace/Utility Room	Main	3`8" x 8`1"

Bedroom	Third	8`9" x 8`10"	Legal/Tax/Financial
Condo Fee: \$324		Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
Legal Desc:	1510109		Remarks
Pub Rmks:	Welcome to this Corner Unit Townhome featuring 1,596+ sqft with a gorgeous kitchen and a contemporary design. The attached garage at entrance offers plenty of storage space for your everyday needs; stepping up, you will find a spacious living room featuring high-end laminate flooring throughout with granite countertop and stainless steel appliances. Enjoy a beautiful sunset? A large patio door leads to the balcony where you will treasure such precious moments with your beloved ones! Laundry is well positioned to by 2-piece bathroom with thoughtfully designed storage space. The master bedroom boasts the vaulted ceiling, a spacious walk-in closet and a 3-piece ensuite. Kids would benefit from the walking distance to Prairie Sky School, Apostles of Jesus School, Purple Potamus Preschool and quite a few playgrounds - not to mention the one right beside your complex! You will also find commuting a breeze with easy access to Stoney Trail. Book a viewing today and discover the great potential Skyview Ranch has yet to offer!		
Inclusions:	N/A		
Property Listed By:	LPT Realty		

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









