



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SKYVIEW SPRINGS Road, Calgary T3N 0C3**

MLS®#: **A2198419**

Area: **Skyview Ranch**

Listing Date: **03/06/25**

List Price: **\$874,786**

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: **4,488 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,454**

Low Sqft:

Ttl Sqft: **2,454**

DOM

**8**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **373**

Access:

Lot Feat: **Corner Lot,Irregular Lot,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bidet,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	39`4" x 31`9"
Living Room	Main	42`8" x 56`10"
Dining Room	Main	36`1" x 39`1"
Family Room	Second	59`4" x 51`8"
Bedroom	Second	33`1" x 38`0"
4pc Bathroom	Second	32`10" x 16`2"
Bedroom - Primary	Second	45`5" x 52`3"

Room	Level	Dimensions
Kitchen	Main	39`4" x 46`6"
2pc Bathroom	Main	15`4" x 27`11"
Mud Room	Main	20`6" x 18`7"
Bedroom	Second	35`3" x 42`5"
Laundry	Second	11`6" x 18`4"
Bedroom	Second	35`3" x 36`8"
5pc Ensuite bath	Second	39`1" x 44`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0912707**

Remarks

Pub Rmks: **Welcome to this meticulously maintained corner-lot home, built by Morrison in 2012, offering 2,454 sqft of thoughtfully designed living space. The home's stucco exterior enhances its curb appeal and provides durability and low maintenance. The property has been freshly painted, ensuring a modern and pristine appearance. Upon entering, you're greeted by a spacious foyer with 9' ceilings and hardwood flooring that flows seamlessly throughout. The open-concept living room is bathed in natural light and features a cozy fireplace surrounded by elegant finishes. The gourmet chef's kitchen has high-end stainless steel appliances, including a professional gas stove, VENT-A-HOOD fan, KitchenAid fridge and oven, and a built-in microwave. Granite countertops and a stylish tile backsplash add sophistication, while upgraded light fixtures and pot lights enhance the home's modern charm. A mudroom with a built-in bench provides practical storage solutions, making everyday living effortless. Upstairs, a massive bonus room offers endless possibilities for entertainment or relaxation. The luxurious primary suite features a walk-in closet and a spa-like ensuite bathroom, creating a perfect retreat. Three additional spacious bedrooms, each with their walk-in closets, share a well-appointed full bathroom. The convenience of an upper-floor laundry room adds to the home's thoughtful design. The full, bright unfinished basement offers ample potential for customization, allowing you to create additional living space tailored to your needs. Recent upgrades include a new hot water tank replaced in 2024 and a Kinetico water softener and filtration system, ensuring comfort and peace of mind. The south-facing backyard is ideal for enjoying sunny winter days, and the large deck provides a perfect space for outdoor gatherings. The property is fully enclosed with a durable chain-link fence, featuring a gate for RV parking in the backyard, catering to your storage needs. A water sprinkler system ensures lush and well-maintained landscaping with minimal effort. Backing onto a green area, the home offers a serene and picturesque setting. Additionally, a park and bus stop are conveniently located across the street, providing easy access to outdoor activities and public transportation. Combining elegance, comfort, and modern amenities, this exceptional home is the perfect place for a growing family. Don't miss the opportunity to make it yours!**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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

















