



THE
A-TEAM

**RE/MAX
FIRST**

35 SKYVIEW RANCH Lane, Calgary T3N 0L9

MLS® #: **A2200665** Area: **Skyview Ranch** Listing Date: **03/09/25** List Price: **\$569,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 25-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2012**
 Lot Information
 Lot Sz Ar: **2,691 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Front Yard,Level**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,536**
 Low Sqft:
 Ttl Sqft: **1,536**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Rain Gutters**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	42`5" x 63`2"	Kitchen	Main	42`8" x 35`3"
Pantry	Main	18`1" x 13`11"	Dining Room	Main	20`3" x 32`3"
2pc Bathroom	Main	15`7" x 17`6"	Mud Room	Main	10`5" x 19`2"
Foyer	Main	28`9" x 15`4"	Bedroom - Primary	Upper	43`3" x 47`0"
Walk-In Closet	Upper	17`9" x 19`2"	4pc Ensuite bath	Upper	18`1" x 33`8"
Bedroom	Upper	36`8" x 35`10"	Bedroom	Upper	32`0" x 35`0"
4pc Bathroom	Upper	18`1" x 33`8"	Other	Basement	61`6" x 111`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1311051

Remarks

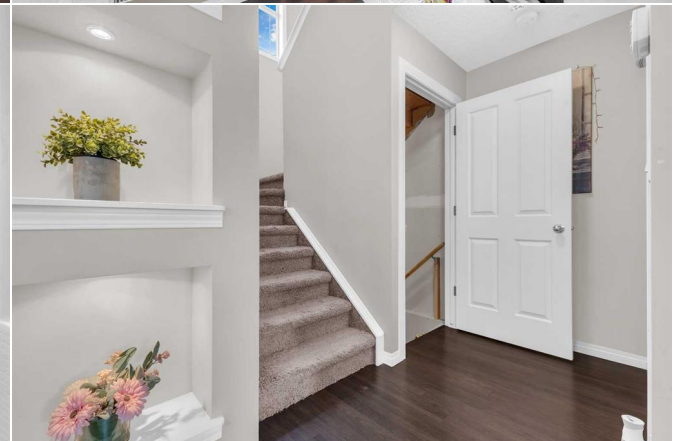
Pub Rmks: *****Open House Sunday 2-4pm***Beautiful Home in Skyview Ranch | New Roof | Double Detached Garage | Unfinished Basement. Welcome to Skyview Ranch, a vibrant and family-friendly community offering the perfect blend of comfort and convenience. This well-maintained home is ideally located near schools, parks, shopping, and transit, making it an excellent choice for families and professionals alike. Charming Curb Appeal & Welcoming Entry. As you arrive, the inviting front porch sets the tone for this charming home—a perfect spot for morning coffee or unwinding in the evening. Step inside to a spacious foyer with ample room for shoes and a coat closet for added storage. Bright & Open Main Floor. The open-concept layout creates a warm and inviting atmosphere. The living room features a custom-built shelf, ideal for displaying family photos and décor, while large windows fill the space with natural light. The kitchen is a standout with: - Stainless steel appliances for a sleek, modern touch - Granite countertops, offering durability and style -A large island, perfect for casual meals or meal prep - A walk-in pantry, providing plenty of storage. The dining area easily accommodates a large table, making it perfect for family dinners and entertaining. Upper Level - A Private Retreat. The second floor offers a spacious primary bedroom with a walk-in closet and a private ensuite, complete with granite countertops and a walk-in shower. Two additional good-sized bedrooms and a full bathroom complete this level, making it ideal for a growing family. Unfinished Basement - Endless Potential. The unfinished basement is a blank slate, ready for your personal touch. Whether you dream of a home theater, gym, or an extra bedroom, the possibilities are endless! Outdoor Living - Perfect for Entertaining. Step into the private backyard, featuring a large deck with a gas hookup, ideal for summer BBQs. The double detached garage provides secure parking and extra storage while keeping your vehicles protected from snow. Recent Upgrades & Prime Location. This home has been well-maintained with a brand-new roof, adding value and peace of mind. Located close to schools, parks, shopping, and major roadways, this home offers easy access to everything you need. This is a must-see home! Book your private showing today!**

Inclusions: none
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

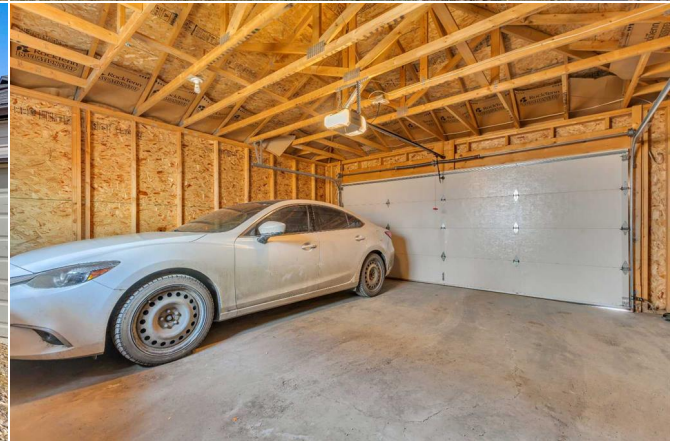






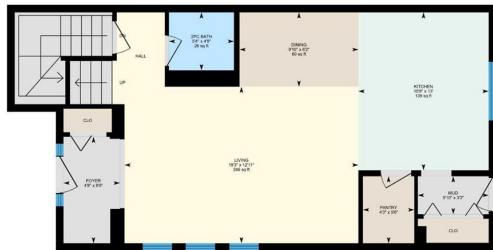






35 Skyview Rnch Ln NE, Calgary, AB

Main Floor Exterior Area 793.25 sq ft
Interior Area 626.34 sq ft



0 3 6 ft PREPARED: 20240311

While 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.

35 Skyview Rnch Ln NE, Calgary, AB

2nd Floor Exterior Area 730.39 sq ft
Interior Area 652.03 sq ft

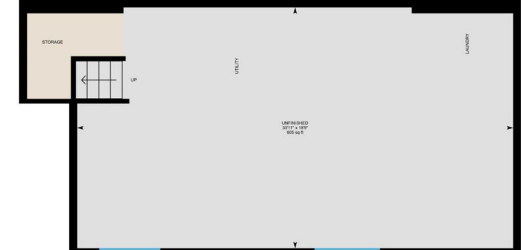


0 3 6 ft PREPARED: 20240311

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35 Skyview Rnch Ln NE, Calgary, AB

Basement (Below Grade) Exterior Area 127.92 sq ft
Interior Area 655.57 sq ft



0 3 6 ft PREPARED: 20240311

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