



THE
A-TEAM

**RE/MAX
FIRST**

64 SKYVIEW RANCH Gardens, Calgary T3N 0G2

MLS® #: **A2201133**

Area: **Skyview Ranch**

Listing Date: **03/13/25**

List Price: **\$395,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,076 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,260**
Low Sqft:
Ttl Sqft: **1,260**

DOM

41
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$320		Title: Fee Simple Fee Freq: Monthly		Zoning: M-2	
Legal Desc:	1111691				

Remarks

Pub Rmks:

Welcome to this wonderful 2 bedroom 2 and a half bathroom townhome in the sought after community of Skyview Ranch. This 3 story townhome truly has it all. As you enter the home you are greeted with laminate floors, neutral colours, a flex room and half bathroom that would make for a perfect home office or gaming room. As you head up to the main level you will notice your open concept living room, dining room and kitchen that all flow from one area to the next lending it's self to be the perfect space for entertaining or quite nights at home with the family. Your large kitchen is fitted with stainless steel appliances, an eat up bar area, plenty of counter space and cupboards and a brand new dish washer. Your dining room splits the kitchen and living room with ample room for your dining table overlooking your large entertainment space with gas fireplace and northeast facing balcony. The upper level offers you a large primary bedroom with a gorgeous ensuite bathroom and his and hers closets. Down the hall is your additional full bathroom, laundry and large secondary bedroom. You single attached garage will hide your vehicle from Calgary's harsh weather making for a comfortable commute in the mornings. Skyview Ranch has great access to schools, parks, shopping and ease of access to restaurants and stoney trail. Do not miss this opportunity to own this quaint townhome in one of the most sought after communities in Calgary.

Inclusions:

All Windos Coverings

Property Listed By:

eXp Realty

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









