



THE
A-TEAM

**RE/MAX
FIRST**

92 SKYVIEW POINT Crescent, Calgary T2X 0Y3

MLS® #: **A2204186**

Area: **Skyview Ranch**

Listing Date: **03/20/25**

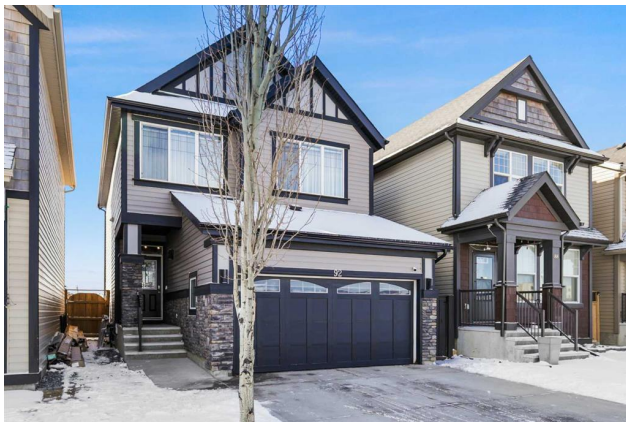
List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,293 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,774**

Low Sqft:

Ttl Sqft: **1,774**

DOM

29

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Interior Lot,Landscaped,Pie Shaped Lot,Street Lighting,Underground Sprinklers
Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title:		Zoning:	
Fee Simple		R-G	

Legal Desc: **1311051**

Remarks

Pub Rmks:

VERIFIED Jayman BUILT Home! Buyers Notice - Great Family Home Alert! ** Incredible design and value make this your next forever home ** Wonderful two-story with three bedrooms + bonus Room + laundry room all up, 2.5 baths, and unspoiled basement. It is a fantastic home with many upgrades, including a large east-facing rear deck and 14' x 12' patio, wood fencing, underground sprinklers (front & back), a covered front entry area, and excellent curb appeal! You'll love the luxurious décor and very open functional floor plan. Great kitchen/nook area with granite counters, Stainless steel appliances, modern wood style cabinet doors, central Island with pendant lighting, custom tile backsplash, under-mount granite sink & flush eating bar. Plus, there is quick access to the rear two-level deck! It's summer BBQ time! The main floor features 9' ceilings and upgraded hardwood flooring. The primary bedroom is super-sized and has a walk-in closet with a full ensuite. Full bonus room upstairs - Perfect for movie nights. Plus, a double attached garage has a front parking pad for two cars and more street parking! Ideal for entertaining friends and family! Call your friendly REALTOR(R) today to book your viewing!

Inclusions:

Property Listed By:

**Mount (for TV), electric fireplace, foyer bench & mirror
Jayman Realty Inc.**

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

92 SKYVIEW POINT CRESCENT NE
NORTHVIEW, AB T4B 3L7
MAIN LEVEL: 1400 sq. ft. 1400 sq. ft. 1400 sq. ft.
UPPER LEVEL: 1400 sq. ft. 1400 sq. ft. 1400 sq. ft.
TOTAL: 2800 sq. ft. 2800 sq. ft. 2800 sq. ft.

