

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD10
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	366.53	For Tax Year:	2024
View:	Yes			P.I.D.:	903-031-521

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	98 - Total Units in Strata: 49
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Baseboard,Heat Pump	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : mountain
Mgmt. Company:	HL Advantage PM
Complex / Subdiv:	Skynest 1
Services Connected:	Natural Gas,Sanitary Sewer,Water
Legal:	LOT 21 WITHIN LOT 350 CLSR 111018 TZEACHTEN IR #13
Amenities:	Bike Room,Club House,Elevator,Guest Suite,Storage
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'8			
Main	Kitchen	14'11 x 10'8			
Main	Dining Room	13'7 x 10'7			
Main	Primary Bedroom	11'2 x 9'4			
Main	Bedroom	9'6 x 11'6			
Main	Den	8'4 x 7'1			
Main	Walk-In Closet	11'2 x 5'6			

Finished Floor (Main):	1,304 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,304 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,304 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Here's your opportunity to own a CORNER UNIT at Skynest Phase 1!! Age 45+, built with the retiree lifestyle in mind, offering a luxurious contemporary design and modern amenities for an upscale living experience. This incredible 1304 sq ft condo has it all; 9 ft ceilings with an abundance of windows and massive 453 sq ft wrap around deck, create a myriad of natural light. Large open living space, kitchen includes Silestone quartz counter tops, upgraded appliances with gas range, white shaker cabinets, pantry with roll out shelves, and large gourmet island with breakfast bar. Primary bedroom has a large walk in closet with built in drawers and shelving, and ensuite bathroom with walk in shower and two sinks. Clubhouse with roof top patio, outdoor kitchen, fire tables and guest suites.