

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:	\$2,247.60
Rear Yard Exp:		Maint. Fee:	367.09	For Tax Year:	2024
View:	Yes			P.I.D.:	903-034-285

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	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:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	Skynest Phase 2
Services Connected:	Electricity,Natural Gas,Storm Sewer
Legal:	UNIT 70 WITHIN LOT 350 CLSR 112231 TZEACHTEN IR#13
Amenities:	Bike Room,Club House,Guest Suite
Site Influences:	Adult Oriented
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	HomeLife Advantage Realty Ltd

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

Finished Floor (Main):	1,306 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	Suite:	None			
Finished Floor (Total):	1,306 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,306 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Here's your opportunity to own a CORNER UNIT at Skynest Phase 2!! Age 45+, built with the retiree lifestyle in mind, offering a luxurious contemporary design and modern amenities for an upscale living experience. This incredible 1306 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, 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.