

709 Skyview Ranch Grove NE  
Calgary, Alberta

MLS # A2180804



**\$399,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 292

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

Welcome to this gorgeous 3-storey, 2-bedroom, 2.5-bathroom freshly painted townhouse in the highly sought-after community of Skyview Ranch. Perfect for first-time homebuyers, this home offers modern living with convenience and style. As you step inside, you'll be greeted by a spacious foyer on the main level, leading you up to the first floor where a contemporary kitchen awaits. Featuring stainless steel appliances, ample modern look cabinetry, and a central island, the kitchen is perfect for cooking and entertaining. The large dining and living area on this level opens to a balcony, complete with a BBQ gas line & AC Rough-in—ideal for summer evenings. On the upper floor, you'll find a serene primary bedroom with a 4-piece ensuite and walk-in closet with expensive built-in shelves, as well as a generously-sized secondary bedroom. Both bedrooms boast large west-facing windows that flood the space with natural light. A common 4-piece bathroom and convenient laundry area complete this level. The home also includes a 1-car attached garage and an additional driveway parking spot for one additional car. Situated with easy access to Stoney Trail, 60 Street, and 128 Avenue, this location ensures you're well-connected to the rest of the city. Plus, you're just moments away from playgrounds, schools, shopping centers, and the airport. This property is a perfect starting point for your real estate journey. Don't miss out—book a showing today, because this one won't last long!