

**206 Skyview Ranch Grove NE  
Calgary, Alberta**

**MLS # A2171416**



**\$399,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,256 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		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Home is more than just a place, it's where your family's story unfolds. This 2 bedroom, 2.5 bath townhome in Skyview Ranch is the perfect setting for those cherished memories yet to be made. Picture morning walks to nearby parks, afternoons spent at the local playgrounds, and the ease of having schools, grocery stores, and medical clinics all within arm's reach. Skyview Ranch is designed for families, with both Catholic and public K-9 schools, and plenty of future developments on the horizon, making it a place you can grow and thrive. Life is about balance, and here, you're minutes from major highways and the airport, so you'll never feel far from what matters, but you'll always come home to comfort and community. If you're ready for a home that feels like more, come see for yourself why Skyview Ranch is where your family's future begins.