

**61 Skyview Ranch Gardens NE  
Calgary, Alberta**

**MLS # A2179159**



**\$436,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Greenbelt, Landscaped, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Mirror in dining area, TV brackets, TV in Primary bedroom

Excellent opportunity for an upscale 1,300 sq. ft. two storey townhome in a premier location facing a large green belt with three bedrooms, three baths, two living spaces, and a double attached garage. Enjoy impressive estate home features with tile floors throughout the main level, polished granite countertops, and an island kitchen. Stainless steel appliances, nine ft. main floor ceilings with knock-down stipple, estate casing and baseboard, quartz vanities in the upper baths with a glass shower in the luxurious ensuite. Three good-sized bedrooms up, finished lower family room, warm gas fireplace, phantom screen, and more. Walk to schools and shopping. This is an excellent, well-run complex, only seconds to the ring road.