

709 Skyview Ranch Grove NE
Calgary, Alberta

MLS # A2180804



\$399,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

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!