

**729 Skyview Ranch Grove
Calgary, Alberta**

MLS # A2184275



\$509,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,601 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attach		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	See Remarks	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Stunning Corner Townhome in Skyview Ranch Grove This FORMER SHOWHOME, the Alder Corner Model, offers the perfect combination of spacious living and modern conveniences. Featuring 4 bedrooms, 3 bathrooms, and a versatile den, this home is ideal for families seeking comfort and style. An attached HEATED garage with a full driveway for a second vehicle adds extra convenience and practicality. Key Features: Generous Floorplan: The open-concept layout is designed to accommodate a big family and offers plenty of room for both daily living and entertaining. With vaulted ceilings in the master bedroom, this home feels both expansive and cozy. Master Bedroom with Mountain Views: The master suite offers a serene retreat with a vaulted ceiling and stunning mountain views, providing a peaceful space to unwind at the end of the day. Chef-Inspired Kitchen: The modern kitchen boasts quartz countertops with an undermount sink, stainless steel appliances, full-height cabinets, and a sleek glass backsplash. Perfect for cooking meals or hosting gatherings. Stylish Interior Finishes: Throughout the home, enjoy splatter-coated ceilings, rounded corners, and 2" faux wood blinds that add elegance and charm. The wide plank laminate flooring throughout the main areas and luxury vinyl tile in the bathrooms provide durability and style. Large Balcony for Outdoor Living: Step outside onto the spacious balcony, complete with a gas line for a BBQ, perfect for summer evenings or outdoor dining, seamlessly extending your living space. Prime Location: Located in the desirable Skyview Ranch Grove, this townhome is close to everything you need! Enjoy proximity to parks and walking paths, transit, shopping, a new school, and the airport, making daily life incredibly convenient. Easy access to Stoney Trail. Perfect for Your Family! With its

well-thought-out design and unbeatable location, this townhome is ready to welcome you home. Don't miss the opportunity to make this beautiful property your own. Schedule your viewing today!