

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

MLS # A2201133



\$395,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,261 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All Windos Coverings

Welcome to this wonderful 2 bedroom 2 and a half bathroom townhome in the sought after community of Skyview Ranch. This 3 story townhome truly has it all. As you enter the home you are greeted with laminate floors, neutral colours, a flex room and half bathroom that would make for a perfect home office or gaming room. As you head up to the main level you will notice your open concept living room, dining room and kitchen that all flow from one area to the next lending it's self to be the perfect space for entertaining or quite nights at home with the family. Your large kitchen is fitted with stainless steel appliances, an eat up bar area, plenty of counter space and cupboards and a brand new dish washer. Your dining room splits the kitchen and living room with ample room for your dining table overlooking your large entertainment space with gas fireplace and northeast facing balcony. The upper level offers you a large primary bedroom with a gorgeous ensuite bathroom and his and hers closets. Down the hall is your additional full bathroom, laundry and large secondary bedroom. You single attached garage will hide your vehicle from Calgary's harsh weather making for a comfortable commute in the mornings. Skyview Ranch has great access to schools, parks, shopping and ease of access to restaurants and stoney trail. Do not miss this opportunity to own this quaint townhome in one of the most sought after communities in Calgary.