

## 47 Skyview Ranch Gardens NE Calgary, Alberta

**MLS # A2217035**


# \$394,900

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Window Coverings

**BEST PRICE IN THE COMPLEX FOR A DOUBLE ATTACHED GARAGE, IMMACULATE CONDITION TOWNHOME!!** A/C, DOUBLE ATTACHED GARAGE, OVER 1300 SQ FT, VACANT AND READY TO WELCOME ITS NEW OWNERS!! Welcome to 47 Skyview Ranch Gardens, located in the heart of the sought-after community of Skyview Ranch in Calgary's North East. This stunning townhome features a double master bedroom layout—each with its own ensuite—along with modern touches like vaulted ceilings, large windows throughout and air conditioning. The kitchen is the heart of the home and includes a large breakfast bar, ample cabinetry, and stainless steel appliances. On the main level you will also find a half powder room, a large space for dining area and a great room with gas fireplace and built in cabinetry. The open-concept living space leads to a rear-facing balcony with a BBQ gas line, perfect for grilling and enjoying summer evenings. The lower level includes a spacious entry that could be used as a home office or flex space, plus a heated double attached garage for added convenience. Located in the desirable community of Skyview Ranch, this home puts you close to everything. Just minutes from the bus stop and a short drive to the airport, CrossIron Mills, Stoney Trail, and Deerfoot Trail. The front of the home faces a quiet green space—great for dog walks or simply relaxing outdoors. With playgrounds, parks, schools, and shopping nearby, this is a fantastic opportunity to own a move-in ready home in a well-connected neighbourhood. Additional features include: low condo fees in a very well-managed condo, over 1,300 sqft of living space (one of the largest units in the complex), washer and dryer on lower level for convenience and comfort. Don't miss out—book your showing today!