

**5112, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2220229



\$309,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

PRICE REDUCED!!!! THE CHOICE UNIT IN THE ENTIRE BUILDING!!! LEAST EXPENSIVE UNIT FACING OUT TO THE BEAUTIFUL LANDSCAPED COURTYARD!! Main floor corner unit with living room walk out to lovely spacious patio- PERFECT for PETS, barbecue entertaining, morning coffee or evening beverage! This property offers a bright and welcoming ambiance thanks to all the natural light that being a corner unit offers. The landscaped courtyard is a natural extension of your lovely unit; people here love to garden as you can see with numerous plant pots, raised gardens and planting tables! Unit has just been upgraded with NEW luxury Vinyl Planking, NEW plush carpet in the Primary and NEW paint throughout. This open concept corner unit features two spacious bedrooms and two full bathrooms; one being the 4-piece ensuite adjoined to the primary. One TITLED HEATED UNDERGROUND PARKING STALL and one storage locker located directly in front of your parking for easy access. Both of these are located only 20 feet from the door accessing the elevator. Prairie Sky School K-9 and Apostles of Jesus School also K-9 are both walking distance. Skyview Ranch offers everything family; transit, shopping, medical services, bike paths and playgrounds. PETS ARE WELCOME but Board Approval is still required. Plenty of Guest Parking is available. This lovely unit is PRICED TO SELL!! \$309,900!!!! Mrs. CLEAN LIVES HERE - shows 10/10!!!!