53 Skyview Ranch Manor NE
Calgary, Alberta

MLS # A2221363

$400,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,259 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Few Trees		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 297
Basement:	None	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan		

Inclusions:	n/a

Welcome to Skyview Ranch! This impeccably maintained 3-storey townhouse offers over 1,200 sq. ft. of stylish and comfortable living space, featuring 2 spacious bedrooms, 2.5 baths, and the convenience of a single attached garage with an extended driveway for additional parking. Step inside to a bright and welcoming foyer, beautifully finished with durable vinyl flooring that extends throughout the main level. The open-concept layout seamlessly connects the living room, dining area, and modern kitchen—perfect for both relaxation and entertaining. The kitchen is a standout, boasting sleek wood cabinetry, granite countertops, a large island with breakfast bar seating, and stainless-steel appliances. Upstairs, you'll find two generously sized bedrooms, including a stunning primary suite with vaulted ceilings, double closets, and a private 3-piece ensuite. A second full bath and an upper-floor laundry area add extra convenience. Step out onto the balcony—an ideal space for enjoying summer evenings. Nestled on a quiet street in a desirable neighborhood, this home is just minutes from playgrounds, daycares, shopping, and essential amenities. Plus, with quick access to Stoney Trail, commuting and city exploration are effortless. Don't miss out on this exceptional opportunity—schedule your private viewing today!