

## 31 Skyview Ranch Gardens NE Calgary, Alberta

**MLS # A2225527**


# \$399,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,334 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>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** None

\*\*\*Open House on 8th June, this Sunday between 12pm-3pm\*\*\* Nestled in the heart of Calgary's vibrant Skyview Ranch community, this beautifully maintained townhome offers the perfect blend of style, space, and comfort. Facing a tranquil greenbelt with walking paths, this home enjoys a peaceful setting while being just minutes from everything you need—including parks, schools, shops, restaurants, public transit, CrossIron Mills, and major routes like Stoney Trail and Deerfoot Trail. Spanning over 1,300 sqft, this spacious home features a highly desirable double master bedroom layout, each with its own ensuite bathroom and generous closet space—ideal for families, roommates, or guests. One of the bedrooms even offers a walk-in closet and room for a home office setup. Step inside to a bright and airy open-concept main floor with 9-foot ceilings and beautiful dark maple hardwood flooring throughout. The inviting living room is warmed by a cozy gas fireplace, flanked by smart built-in media cabinetry—perfect for relaxing evenings. Adjacent is a generous dining area and a stylish, well-appointed kitchen, complete with granite countertops, stainless steel appliances, ample cabinetry, and a large breakfast bar island. A convenient 2-piece powder room and main floor laundry add to the smart layout, while the west-facing balcony is ideal for summer BBQs with gas and water hookups, offering a private outdoor retreat to enjoy evening sunsets. On the lower level, you'll find a versatile flex space perfect for a home office, gym, or mudroom, along with access to a heated double attached garage that includes water service. The basement also offers future development potential to suit your needs. This is a rare opportunity to own a stylish and well-kept home in a growing, well-connected community. Whether you're a first-time

buyer, investor, or downsizing, this home delivers exceptional value. Don't miss out—schedule your private showing today!