

**71 Skyview Ranch Avenue NE
Calgary, Alberta**

MLS # A2238984



\$579,900

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|------------------|--|---------------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,529 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Corner Lot, Front Yard, Landscaped, Paved, Street Lighting, Underground Sp | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 298 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: NA

WELCOME to beautiful SKYVIEW RANCH. 3 storey townhome with a den on the main floor, DOUBLE ATTACHED GARAGE END UNIT , 3 bedrooms, 2.5 baths , AC System and LOW CONDO FEES. The main floor living area features an OPEN floor plan with 9' ceilings, LARGE BRIGHT WINDOWS, VINYL PLANKS flooring. BRIGHT & SPACIOUS kitchen with large island. COZY living room, Lots of natural light. Upper floor consists of Master Bedroom and an ensuite, 2 additional bedrooms with 4pc bath and laundry room completes the upper level. Future LRT station within walking distance, multiple schools and shopping nearby and a playground. Pls CALL NOW to view !!!