

## 116 Skyview Ranch Road NE Calgary, Alberta

MLS # A2239301



# \$384,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch          |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,289 sq.ft.           | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.02 Acre              |               |                   |
| <b>Lot Feat:</b> | Level, Street Lighting |               |                   |

|                    |                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | \$ 320 |
| <b>Basement:</b>   | None                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame                       | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to 116 Skyview Ranch Road NE, a perfect blend of modern comfort and convenience, making it an ideal choice for families and professionals alike. The main floor welcomes you with a functional 2-piece bathroom, a spacious foyer, and an attached single-car garage, along with a handy utility space for added storage. Moving to the upper first floor, you'll find an inviting open-concept layout featuring a dining area and a well-appointed kitchen equipped with essential appliances, including a dishwasher, electric stove, microwave hood fan, refrigerator, and washer/dryer. The kitchen also boasts laminate counters and a breakfast bar, perfect for casual meals, while the adjacent living room creates a cozy atmosphere with a charming fireplace. Large vinyl windows and stylish window coverings allow natural light to fill the space. The upper second floor is dedicated to relaxation and privacy, offering a spacious 4-piece bathroom, a luxurious 4-piece ensuite, and two generously sized bedrooms, including a primary bedroom for added comfort. A convenient laundry area completes this level, ensuring practicality for everyday living. Beyond the property, the Skyview Ranch community provides an exceptional lifestyle with nearby schools, shopping centers, parks, playgrounds, and a basketball court for outdoor activities. Excellent public transit options are also within easy reach, making commuting a breeze. This home is a perfect combination of style, functionality, and a prime location—don't miss the opportunity to make it yours!