

## 6 Skyview Close NE Calgary, Alberta

**MLS # A2251965**


# \$509,900

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,833 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-2 d320
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this bright and beautifully maintained 3-bedroom, 3-bathroom townhome in Skyview Ranch. This home offers comfort, functionality, and a touch of modern elegance across three thoughtfully designed levels. On the main floor, you'll find a welcoming foyer, access to the attached garage, and a private office space with a south-facing window. It's the ideal spot for working from home, creating a study nook, or setting up a plant-filled reading corner. There's also convenient access to extra storage and the utility room, keeping everything organized and out of sight. Up one level, the open-concept living space is filled with natural light thanks to the home's south-facing orientation. The kitchen is a standout, featuring stainless steel appliances, soft wood-toned cabinetry, a spacious island with breakfast bar seating, and modern pendant lighting. Built-in wall shelving with recessed lighting adds both style and function. The adjoining dining area flows easily into the large living room, which opens to a sun-soaked balcony, which is perfect for relaxing or hosting guests. This level also includes a generous bedroom and a full 4-piece bathroom with a deep soaker tub. Upstairs, a cozy bonus room provides a versatile space for a media area, playroom, or reading lounge. The primary bedroom offers plenty of room to unwind, complete with a walk-in closet and a private ensuite featuring another soaker tub for added luxury. A third spacious bedroom, a second full bathroom, and an upper-floor laundry room offer everything a growing household needs. Set in the vibrant northeast community of Skyview Ranch, this home is surrounded by parks, playgrounds, schools, and pathways. You'll find easy access to Stoney and Deerfoot Trail, making commuting a breeze, while nearby shopping centers and everyday conveniences are just minutes away. Skyview Ranch is a

family-friendly neighborhood with a strong sense of community and an abundance of green space; perfect for those who value both city living and room to breathe. This is a fantastic opportunity to settle into a well-connected and welcoming area. Come see it for yourself and book your private showing today.