

658 Skyview Ranch Grove NE Calgary, Alberta

MLS # A2199669


\$450,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Low Maintenance Landscape, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shelving in Primary Closet		

Arrive in Skyview Ranch and discover the possibilities of how low maintenance living could benefit you. This charming 2-storey is an end unit townhome, perfectly positioned near the entrance of the complex. Notice the park and communal sitting area are adjacent to Unit 658. Once inside you'll immediately notice the balance between rustic and traditional designs throughout this 1240 sq. ft. floor plan. Straight through the entry hallway you have direct access to the attached garage, along with a 2-piece powder room. The rich espresso brown kitchen cabinets pair well with the neutral tones, the central island offers added counter height seating, stainless steel appliances add a modern touch, and the window view from the sink looks out to the semi-private yard. The living room and dining space are intertwined providing various options for utilizing the layout. A rear patio can be accessed through the sliding doors on this level which create serenity, and an added bonus here is there's no neighbors directly behind. Head upstairs and notice the cozy ambiance extends with fresh paint throughout. The floorplan is ideal for young families offering a total of 3 bedrooms above, and 2 full 4-piece bathrooms. Other notable features here are the stacked washer/dryer tucked away in the closet, plus the added linen closet around the corner. We have tall vaulted ceilings gracing the primary bedroom, which an interior unit simply could not compete with. The 420 sq. ft. unfinished basement awaits your personal touch, offering endless possibilities for customization. Skyview Ranch Grove is set in a rapidly developing neighborhood where amenities are multiplying. Enjoy the convenience of restaurants, grocery stores, and schools just blocks away. Outdoor enthusiasts will appreciate the nearby walking and bike paths, perfect for recreation. With condo fees covering common

area maintenance, lawn care, snow removal and more, you won't have to worry about maintaining much past the front door. Take a peek at the virtual iGuide, and book your showing today - Convenience and comfort are all at your doorstep here!