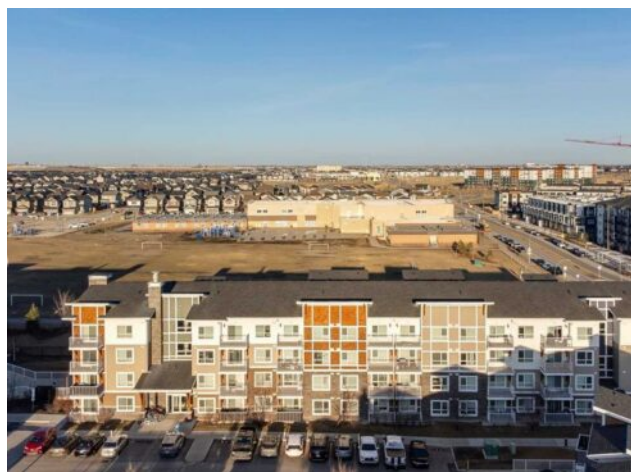


**7108, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2210477



\$269,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	598 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Parking Pad, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape, No Neighbours		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, French Door, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

WELCOME to ORCHARD SKY, where your DREAM HOME AWAITS! Discover this STUNNING 2-BEDROOM UNIT that " OVERLOOKS and BACKS " to BEAUTIFUL HUGE GREEN SPACE and SCHOOLS " Enjoy the CONVENIENCE of a MUCH-COVETED SURFACE TITLED PARKING STALL RIGHT by the MAIN ENTRANCE. This WELL-MAINTAINED unit features an OPEN-CONCEPT LAYOUT with LARGE WINDOWS that FILL the living area with NATURAL LIGHT, providing a MODERN and UPLIFTING ATMOSPHERE. The CONTEMPORARY kitchen is a CHEF'S DELIGHT, with STAINLESS STEEL APPLIANCES, SLEEK WHITE QUARTZ COUNTERTOPS, and AMPLE MODERN BRIGHT CABINETS. The inviting dining area, IN-SUITE LAUNDRY, and SPACIOUS PATIO with a GAS BBQ hook-up create PERFECT OPPORTUNITIES to ENJOY LIFE and OUTDOORS. With two Generous Bedrooms and a luxurious 4-piece Bathroom complete with a Soothing Soaker tub, this suite embodies COMFORT and STYLE. Experience the essence of Skyview Ranch Living ! The WELL-KEPT COMPLEX is Conveniently located just a short walk or drive from PUBLIC TRANSIT, major roadways, Shopping, SCHOOLS and dining options. Don’t let this INCREDIBLE OPPORTUNITY PASS YOU BY— SCHEDULE a time to Come BUY and see it, it’s READY FOR YOU TO EMBRACE !!!