



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**905 Skyview Ranch Grove NE  
Calgary, Alberta**

**MLS # A2223241**



**\$435,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

<b>Inclusions:</b>	NA
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Welcome to this bright and well maintained corner unit townhome, freshly painted and move-in ready! Tucked away in a quiet neighbourhood, you're just minutes from shopping, restaurants, and all the amenities you need. This unique home offers nearly 1,600 square feet of developed living space, with a layout that gives you extra privacy by having no neighbours on one side. Inside, you'll find 4 bedrooms and 2.5 bathrooms, offering plenty of room for a growing family or guests. One of the great features is the private second-floor balcony, a perfect spot to relax with your morning coffee or unwind after a long day. You'll also appreciate the convenience of a single attached garage, an additional driveway parking space, and guest parking just steps from the front door. With quick access to Stoney Trail, CrossIron Mills, and Calgary International Airport, getting around the city is a breeze. This is the ideal blend of comfort, convenience, and location, perfect for anyone looking to call this vibrant community home.