



**GRASSROOTS**  
REALTY GROUP

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**289 Skyview Ranch Boulevard NE**  
**Calgary, Alberta**

**MLS # A2224231**



**\$579,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

<b>Inclusions:</b>	N/A
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Welcome to Your Dream Home in the Heart of Skyview Ranch! This beautifully maintained home offers the perfect blend of style, comfort, and functionality. Boasting 3 spacious bedrooms and 2.5 bathrooms, this home is filled with natural light and loaded with upgrades throughout. Step inside to discover two large living areas on the main floor – ideal for entertaining or creating a separate family space. The chef-inspired kitchen features a massive island, extended cabinetry, granite countertops, and stainless steel appliances, making it the heart of the home for gatherings and culinary creations. Upstairs, you’ll find three generously sized bedrooms, including a bright and airy primary suite, along with two full bathrooms and a convenient upstairs laundry room, eliminating the need for basement trips. The double detached garage in the back provides ample parking and storage space. All of this in a fantastic location – close to schools, shopping, and public transportation. This home truly has it all. Book your showing today and see the value and charm for yourself!