

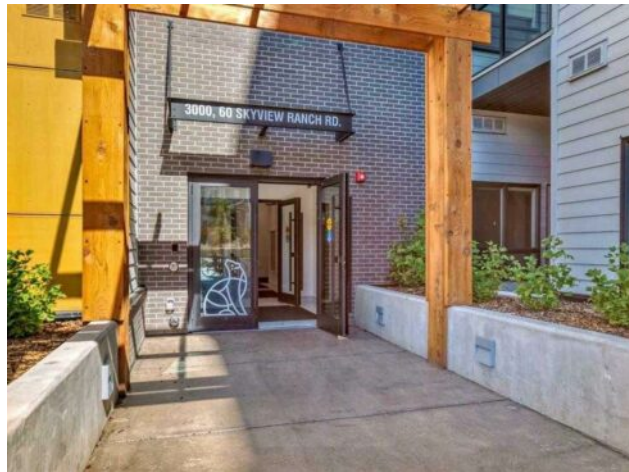


GRASSROOTS
REALTY GROUP

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3506, 60 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2230632



\$309,900

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 296
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Thoughtfully designed condominium in the newly built Skyview North by Truman Homes. It provides comfortable living space, featuring 2 spacious bedrooms, 2 full bath and a north-facing balcony on the 3rd floor, perfect for enjoying stunning city skyline and mountain views. This modern residence is finished with high-quality craftsmanship throughout and includes a titled underground parking stall. The interior boasts luxury vinyl plank flooring with acoustic underlay, enhancing the open-concept living area that connects the living room, dining area, and kitchen. The kitchen is designed with sleek quartz countertops, a central island with seating, and smooth panel cabinetry with anti-scuff hardware. It also includes stainless steel appliances. The owner's retreat offers a large bedroom, a walk-through closet, and a luxurious 3-piece ensuite featuring luxury vinyl tile and a quartz countertop. A generously sized second bedroom plus 2nd full bath and in-suite laundry complete the space. The building is built with energy-efficient systems, including mechanical and window design, ensuring long-term sustainability. Its prime location places you steps away from parks, playgrounds, sportsplexes, and schools, with shopping, dining, and amenities nearby. With a quick 9-minute drive to Calgary International Airport and just 20 minutes to downtown, this condo is ideally positioned for easy access to Stoney Trail for commuting to all parts of the city. Discover this exceptional property in person—contact your favorite REALTOR® to schedule a showing today!