



GRASSROOTS
REALTY GROUP

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**114 Skyview Ranch Road
Calgary, Alberta**

MLS # A2232589



\$415,000

Division:	Skyview Ranch		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

Welcome to this stunning townhouse in sought after community of Skyview Ranch. This beautiful, well-maintained house has some great features i.e., attached heated garage, 9 feet ceiling, quartz counter tops, open floor plan with plenty of natural light streaming through, stainless steel appliances and ample storage place with large drawers and cabinets for bigger pots and pans. On main floor there is a perfect space for home office or play area. First floor has a living room features beautiful laminate floors, large windows, office nook and a balcony perfect for warm summer evenings and barbeque. Upstairs there are two bedrooms, with 2 full bathrooms and master bedroom has 2 good size closets. Excellent location with a quick access to the highway, shopping malls, schools and park is just across the street.