



**GRASSROOTS**  
REALTY GROUP

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**273 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2232659**



**\$564,750**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,045 sq.ft.  | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Landscaped                                       |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows |                   |     |
| <b>Inclusions:</b> | Refrigerator, Shelves and Wall Cabinets in Garage, 2 Vacuum Heads for Central Vac  |                   |     |

Welcome to this meticulously maintained, fully finished bi-level gem, loaded with thoughtful upgrades and nestled on a desirable corner lot in Skyview Ranch. The main floor welcomes you with an open-concept layout under vaulted ceilings, featuring a cozy living room with gas fireplace, an island kitchen with stainless steel appliances, corner pantry, and full tile backsplash, as well as a spacious dining nook ideal for family gatherings. The primary suite includes a walk-in closet, a bright 4-piece ensuite and triple pane windows, while a second well-sized bedroom and full bathroom complete the main level. Downstairs, the expansive lower level offers a generous family room, a third bedroom with walk-in closet and window, another full bathroom, laundry area, and a separate storage room. Step outside to enjoy the beautifully landscaped yard with a stamped concrete patio and a 20x22 detached garage—insulated, drywalled, and wired with 220V. Additional features include central air conditioning, upgraded blinds, a Phantom screen door, dual central vacuum accessories, gas BBQ hookup, and ceiling fans in key rooms. Enjoy corner-lot perks with additional parking just outside the door. Updates include new shingles, newer siding, updated hardwood flooring, upgraded lighting and newer windows. Located just down the street from a park, basketball court, and a local plaza offering shops and amenities—this home offers both comfort and convenience.