



**GRASSROOTS**  
REALTY GROUP

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**112 Skyview Ranch Gardens NE**  
**Calgary, Alberta**

**MLS # A2234670**



**\$389,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this stylish and well-appointed 2-bedroom townhome in the vibrant community of Skyview Ranch. Thoughtfully designed for modern living, this multi-level home offers exceptional comfort, functionality, and convenience, complete with an attached single garage and two private balconies. The bright and open main living area features a spacious layout with large windows, allowing for an abundance of natural light. The contemporary kitchen is equipped with sleek cabinetry, stainless steel appliances, and ample counter space, making meal preparation a pleasure. The adjacent dining and living areas flow seamlessly, perfect for entertaining or everyday living. Step out onto the first of two balconies to enjoy fresh air and sunshine—ideal for morning coffee or evening relaxation. Upstairs, you'll find two generous bedrooms, including a primary suite with beautiful transom windows and 4-pc ensuite. A full bathroom, convenient upper-level laundry, and ample closet space complete the upper floor. The entry level offers room for a home office or flex room and direct access to your attached single garage, providing both security and ease in all seasons. Located in a well-maintained complex close to parks, playgrounds, schools, shopping, and transit, this townhome offers a perfect opportunity for first-time buyers, young professionals, or investors. Don't miss your chance to own a beautiful home in the growing and family-friendly community of Skyview Ranch. Book your private viewing today!