



**GRASSROOTS**  
REALTY GROUP

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## 53 Skyview Ranch Manor NE Calgary, Alberta

**MLS # A2239087**



**\$389,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Vinyl Windows		

**Inclusions:** window shades/blinds

Welcome to Skyview Ranch—where modern updates meet everyday comfort in this beautifully maintained 3-storey townhouse. Offering over 1,200 sq. ft. of thoughtfully designed living space, this home features 2 spacious bedrooms, 2.5 bathrooms, and a single attached garage with an extended driveway for extra parking, conveniently located to access additional street parking. Step into a bright, freshly repainted interior with new flooring and trim, creating a crisp and contemporary feel from the moment you arrive. The open-concept layout seamlessly connects the living room, dining area, and stylish kitchen—perfect for relaxing evenings or entertaining guests. The kitchen stands out with new stainless steel appliances, quartz countertops, a large breakfast bar seating, sleek cabinetry, and updated faucets for a polished finish. Upstairs, you'll find two generous bedrooms, including a stunning primary suite featuring vaulted ceilings, double closets, and a private 3-piece ensuite. A second full bathroom and convenient upper-floor laundry complete the space. Enjoy summer evenings on your private balcony, or take advantage of this home's fantastic location—tucked away on a quiet street, close to playgrounds, daycares, shopping, and more. With quick access to Stoney Trail, commuting and city access are effortless. With tasteful updates and turn-key appeal, this home is ready for you to move in and enjoy. Book your private showing today!