



**GRASSROOTS**  
REALTY GROUP

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**116 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2239301**



**\$384,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,289 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>	Level, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 320
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 116 Skyview Ranch Road NE, a perfect blend of modern comfort and convenience, making it an ideal choice for families and professionals alike. The main floor welcomes you with a functional 2-piece bathroom, a spacious foyer, and an attached single-car garage, along with a handy utility space for added storage. Moving to the upper first floor, you'll find an inviting open-concept layout featuring a dining area and a well-appointed kitchen equipped with essential appliances, including a dishwasher, electric stove, microwave hood fan, refrigerator, and washer/dryer. The kitchen also boasts laminate counters and a breakfast bar, perfect for casual meals, while the adjacent living room creates a cozy atmosphere with a charming fireplace. Large vinyl windows and stylish window coverings allow natural light to fill the space. The upper second floor is dedicated to relaxation and privacy, offering a spacious 4-piece bathroom, a luxurious 4-piece ensuite, and two generously sized bedrooms, including a primary bedroom for added comfort. A convenient laundry area completes this level, ensuring practicality for everyday living. Beyond the property, the Skyview Ranch community provides an exceptional lifestyle with nearby schools, shopping centers, parks, playgrounds, and a basketball court for outdoor activities. Excellent public transit options are also within easy reach, making commuting a breeze. This home is a perfect combination of style, functionality, and a prime location—don't miss the opportunity to make it yours!