



**GRASSROOTS**  
REALTY GROUP

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**823 Skyview Ranch Grove NE**  
**Calgary, Alberta**

**MLS # A2241432**



**\$417,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2014 (11 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>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

**WELL-MAINTAINED | OVER 1400 SQFT LIVING SPACE | ATTACHED GARAGE | BALCONY | PETS ALLOWED | LOW CONDO FEES.** Welcome home to one of the City's most sought-after family-friendly communities in the heart of Skyview. The property boasts a prime location with convenient access to restaurants, shopping, amenities, and schools. Throughout this house, the selections are been made thoughtfully to call it home and build some beautiful memories. Upper floor is designed with huge North-facing balcony to have natural light sweeping throughout the day. The open-style living room invites you to the elegant kitchen filled with trendy selections, sleek cabinetry and stainless steel appliances. The upper level offers 2 spacious bedrooms with the Primary suite featuring a customized closet and a 4pc ensuite with a convenient upper-floor laundry. The Single attached car garage provides ample space for parking and storage, ensuring convenience and functionality. Nestled in a quiet street, this location offers tranquillity and privacy. Don't miss the opportunity to make this beautiful Skyview home your own. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience!