



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2241870**



**\$427,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Vinyl

**Roof:** Asphalt

**Basement:** None

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 324

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** n/a

3 Storey end/corner unit townhouse with single attached garage and driveway for extra parking. Well maintained and ready to move in. Lots of natural light and large windows. Open concept layout, modern kitchen with large centre island and living room and a balcony, main floor laundry. Upstairs has 3 good size bedrooms, the primary has a large walk-in closet and 4pce ensuite, with a total of 2.5 bathrooms. Lower level has a large den/extra living space, and storage. Well located to major roadways including Stoney Trail and shopping. Guest parking and playground close by. Low condo fees.