



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

103 Skyview Ranch Gardens NE Calgary, Alberta

MLS # A2245758



\$465,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions:	N/A
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This thoughtfully designed 3-bedroom, 2.5-bathroom home offers the perfect blend of functionality and comfort, ideal for young families, first-time buyers, or busy professionals looking for low-maintenance living with room to grow. Step inside to find an open-concept main floor with plenty of natural light, a generous living room, and a well-laid-out kitchen with stainless steel appliances and a full pantry—perfect for everything from weekday dinners to weekend entertaining. Just off the kitchen, the south-facing deck offers a sunny spot to enjoy your morning coffee or host summer BBQs. Upstairs, you’ll find two spacious bedrooms with vaulted ceilings and large windows, including a primary retreat with a private 4-piece ensuite. The third bedroom offers flexibility for a nursery, home office, or guest room. Other highlights include a double attached garage (no more scraping your windshield in winter!), upper-floor laundry, and the benefit of being an end unit for added privacy and extra windows. Located in the vibrant community of Skyview Ranch, you’re close to parks, schools, transit, and major routes—making commuting a breeze. If you’re looking for space, convenience, and a welcoming community feel, this could be the one. Book your showing today and come see why Skyview Ranch continues to be a top choice for Calgary’s northside homeowners.