



GRASSROOTS
REALTY GROUP

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2202, 151 Skyview Bay NE
Calgary, Alberta

MLS # A2246335



\$429,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

3 bedroom corner townhouse ideally located across from a school with convenient street level amenities! Modern and sophisticated this 3 bedroom and 2 bathroom home has a unique layout for ultimate privacy and 2 large outdoor spaces including a rooftop patio! The main floor is open and bright with abundant natural light, wide plank flooring and a neutral color pallet. Inspiring culinary creativity, the kitchen features full-height cabinets, stainless steel appliances and a breakfast bar on the peninsula island. Centering the open concept space is the dining room with clear sightlines encouraging unobstructed conversations. The living room promotes relaxation or head out to glass glass-railed covered balcony for casual barbeques and time spent unwinding. A two large size bedroom, a full bathroom, in-suite laundry and a storage room are also on this level. The upper level is a luxurious escape with a separate entrance. Gather in the bonus room for movie and games nights. Impress your guests on the gorgeous rooftop patio and enjoy the rare bonus of having two separate outdoor spaces. Spacious and bright with no neighbours above, the primary bedroom is a true owner's retreat with a walk in closet that lead to the second entrance to the unit. Underground parking further adds to your comfort and convenience. Located in Skyview Ranch surrounded by big prairie sky pierced with city skyline and every amenity: shopping, schools, parks and a multitude of green spaces and pathways are right your door! Truly an unbeatable location for this exceptional unit with a perfect floor plan!