



GRASSROOTS
REALTY GROUP

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4312, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2246370



\$285,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Are you looking for a well-kept 2 bedroom, 2 bathroom condo with underground parking? What about an original owner unit that has been freshly painted and shows 10/10? Welcome to Skymills in Skyview Ranch. This home offers over 800sqf of open concept living space, and a large covered balcony for enjoying summer evenings! The kitchen has warm tones, granite counters, stainless steel appliances and a peninsula island. Cork flooring flows throughout the main living area with large windows, past the in-suite laundry and toward the bedroom areas – conveniently tucked down the hall. The large primary bedroom easily fits a king-size bed and has room for a reading nook or additional dressers, in addition to two closets near the 4-piece ensuite. Another bedroom and 4-piece bathroom are found here. This property also comes with a titled underground heated parking spot. This is a great opportunity to get into home ownership. Contact your trusted agent to book a showing before She Gon’!'