

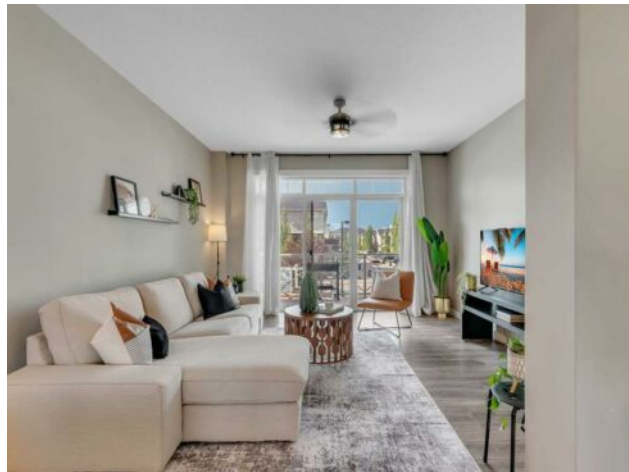


GRASSROOTS
REALTY GROUP

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**82 Skyview Ranch Avenue NE
Calgary, Alberta**

MLS # A2247130



\$374,900

Division:	Skyview Ranch		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,259 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	m-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: none

Open House: Aug 10th: 230pm - 430pm. *Watch the video* The SHOWSTOPPER you have been waiting for has arrived! Sleek, bright, & modern! Gorgeous Home! Get ready to fall in love! 2 BED + FLEX ROOM | 2.5 BATH | APPROX 1260 SQFT | SINGLE GARAGE + DRIVEWAY | UPGRADED HOME | OPEN FLOOR PLAN | PRIVATE BALCONY | A/C ROUGH IN | EXTRA STREET PARKING | EXCELLENT LOCATION. This home is about to leave you at a WOW! Upon entrance, you'll be welcomed by a spacious flex room which could perfectly be used to set up your work from home area or even for your gym/yoga room. The conveniently located half bath and access to the garage completes this level. Walking upstairs, you'll be left stunned by the open and bright floor plan featuring a spacious living room for your daily entertainment needs with an attached wide balcony overlooking the small playground - perfect for your morning tea/coffee. Adjacent to the living room is the dining area which could fit in an 6-seater easily. The stunning chef's kitchen featuring stylish quartz countertops, elegant backsplash, stainless appliances, white cabinets, and pendant lights. The third level features 2 spacious bedrooms including the primary bedroom with vaulted ceilings, dual closet doors, and its own ensuite. The spacious second bedroom (has extra space to set up a desk/chair along with a bed) has a shared bathroom just adjacent to it. The stacked laundry with some added storage is just a bonus among many others. Recently serviced furnace! Situated close to shopping, amenities, and transit, this condo offers a perfect blend of modern comfort and unbeatable location. Minutes away from shopping, schools, restaurants, grocery stores, Calgary International Airport, Cross Iron Mall, and easy access to Deerfoot Trail and Stoney Trail. Come and make this beautiful

townhouse a place you can call a home.