



GRASSROOTS
REALTY GROUP

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116 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2251041



\$364,900

Division:	Skyview Ranch		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,289 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to 116 Skyview Ranch Road NE, a perfect blend of modern comfort and convenience, making it an ideal choice for families and professionals alike. The main floor welcomes you with a functional 2-piece bathroom, a spacious foyer, and an attached single-car garage, along with a handy utility space for added storage. Moving to the upper first floor, you'll find an inviting open-concept layout featuring a dining area and a well-appointed kitchen equipped with essential appliances, including a dishwasher, electric stove, microwave hood fan, refrigerator, and washer/dryer. The kitchen also boasts laminate counters and a breakfast bar, perfect for casual meals, while the adjacent living room creates a cozy atmosphere with a charming fireplace. Large vinyl windows and stylish window coverings allow natural light to fill the space. The upper second floor is dedicated to relaxation and privacy, offering a spacious 4-piece bathroom, a luxurious 4-piece ensuite, and two generously sized bedrooms, including a primary bedroom for added comfort. A convenient laundry area completes this level, ensuring practicality for everyday living. Beyond the property, the Skyview Ranch community provides an exceptional lifestyle with nearby schools, shopping centers, parks, playgrounds, and a basketball court for outdoor activities. Excellent public transit options are also within easy reach, making commuting a breeze. This home is a perfect combination of style, functionality, and a prime location—don't miss the opportunity to make it yours!