



**GRASSROOTS**  
REALTY GROUP

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**430 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2252934**



**\$659,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Window coverings

Welcome to this Beautiful Corner home located right in the heart of Skyview Ranch . This 3 Bed 2.5 bathroom home has been recently renovated with high quality carpet, flooring, paint. new roof, siding and gutters. The main level opens to a large family room, kitchen and Dinning area. Upstairs you will find a huge bonus room with big windows, a primary bedroom with an ensuite and 2 additional rooms with a 4 pc bathroom. Basement is finished with a living room. This corner lot home has a huge backyard with a fence gate, great to park big trucks and RV. You are 5 minutes away from Calgary International Airport, grocery stores and many restaurants. This beauty will not last long. Book your showing today !