



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

515 Skyview Ranch Grove NE Calgary, Alberta

MLS # A2256311



\$389,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,394 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Exhaust Fan, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: None

MODERN AIR-CONDITIONED CORNER UNIT! Step into this bright and open concept, former show home with 2 primary bedrooms, PLUS Office/Den/Guest bedroom on the main floor, 2.5 bathrooms. The living room has a full feature REAL stone wall with a built-in custom cabinet and shelving unit. An elegant electric fireplace. The Kitchen has silver pearl granite countertops, a large island with an eating bar, a formal dining room. Perfect for relaxing and entertaining is the patio door off the dining room that leads onto a balcony, which is fitted with a custom-built removable pergola, string lights and a natural gas line, makes it the perfect outdoor space for BBQ, you'll never have to run out for propane in the middle of cooking dinner ever again! The spacious upper level comes with a vaulted ceiling throughout the whole upper floor, it offers a generous bedroom, 4pc bathroom, a large primary bedroom with room for a king-size bed, a walk-in closet, and a 3pc ensuite bathroom comes with a heated tile floor to keep your toes warm after your shower, and upgraded vanity with quartz countertop. The laundry/storage room is also conveniently located on this level next to all the bedrooms. The whole house has upgraded decorative light switches with added multiple dimmers switches, timers, smart switches and led lighting. The single attached garage has additional custom-built storage shelving units. This CORNER UNIT is perfectly located next to the street of Skyview Ranch Manor, which offers ample public street parking in addition to visitor parking space just next to the unit. With nearby school and shopping, this home has it all. Don't wait, make this one yours today!