



GRASSROOTS
REALTY GROUP

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

3121, 60 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2257930



\$345,000

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 349
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Metal Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer & Dryer		

Welcome to this stunning ground floor condo in the heart of Skyview Ranch, offering a luxury modern interior and private outdoor living. Boasting 11 ft ceilings, this bright and airy home features 2 bedrooms, 2 full bathrooms, and a flexible den/home office, perfect for work, nursery, or as a creative space. The open concept kitchen features sleek quartz countertops, stainless steel appliances, white subway tile backsplash and a spacious island (with breakfast bar seating) for casual meals or entertaining friends. The living and dining areas are cozy and inviting, leading to the private backyard (27'4" x 19'7") with aggregate concrete patio (29'7" x 10'2" and 10'2" x 10'2"), a rare find for condo living and sure to be a favourite with children, pets, or friends at summer gatherings. The primary bedroom offers a walk-through closet and elegant 4pc ensuite (with dual sink quartz vanity & glass shower), while the second bedroom has easy access to the main 4pc bath. Enjoy the everyday convenience of in-suite laundry, ample storage and a titled parking stall in the secure, underground parkade for year round comfort. Located just steps from parks, schools, shops and transit, with quick access to Stoney Trail and Deerfoot, this condo is an ideal choice for first time buyers, professionals or downsizers seeking modern living with unbeatable outdoor space. Don't miss out and book your showing today!