



GRASSROOTS
REALTY GROUP

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7404, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2258255



\$315,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions:	N/A
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Experience modern living in this stunning top-floor 824 sq. ft. condo with 2 spacious bedrooms, 2 bathrooms and affordable condo fees that include heat and water. Backing onto lush green space, this home offers superior views, tranquility and privacy. The primary bedroom includes a full ensuite for added comfort. Enjoy a bright, airy atmosphere with plenty of natural light in this open concept floor plan, complemented by new zebra blinds in the bedrooms and remote-controlled blinds in the main living area. The sleek kitchen boasts quartz countertops, stainless steel appliances, and under-cabinet lighting. Titled parking and storage provide convenience, while a dedicated laundry room with extra storage enhances functionality. Skyview Ranch is a safe community with many shopping and restaurant options and is conveniently located close to Metis, Deerfoot and Stoney Trails.