



GRASSROOTS
REALTY GROUP

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

**202, 95 Skyview Close NE
Calgary, Alberta**

MLS # A2258967



\$475,000

Division:	Skyview Ranch		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,761 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

RARE GEM IN THE MARKET CORNER/END UNIT WITH LOT OF UPGRADED FEATURES. If you are working from home or need a room for elderly parent, this property has solution for you with a flex room with a separate entrance and a washroom on the main floor. Two way access from main entrance and back entrance from double car garage. Enjoy coffee with family and friends on the lower front porch or enjoy the weather and beautiful view from the privacy of the upper balcony with family/friends. Designed with an excellent layout at an amazing location. Upper floor with spacious living room, kitchen with BIG QUARTZ COUNTERTOP and lots of cabinets for all your storage needs. Stainless steel appliances with CENTRAL AIR CONDITIONING RARE TO FIND IN THESE UNITS. 3 Large bedrooms, 3 and half washroom also with quartz countertops, separate his & her walk in closets in master bedroom, laundry room on top floor with UPGRADED WASHER/DRYER. Enough space for family, guests and if needed use flex room as office space. 9' Ceiling on first and second floors. Hardie board siding on the exterior for best weather protection. Walking distance to nearby shopping and restaurants, easy access to stoney trail, schools, walking paths and parks nearby. THERE IS A LOT TO EXPLORE! DON'T MISS THE OPPORTUNITY OF OWING THIS WONDERFULLY MAINTAINED PROPERTY AT AMAZING PRICE. BOOK YOUR SHOWING TODAY.