



GRASSROOTS
REALTY GROUP

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

**71 Skyview Ranch Avenue NE
Calgary, Alberta**

MLS # A2260788



\$499,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,533 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions:	None
--------------------	------

Welcome to this immaculate, extra clean 3-story corner unit townhouse featuring a double attached garage, 3 spacious bedrooms, and 2.5 bathrooms. Ideally located close to schools, playgrounds, public transit, shopping centers, and with easy access to major highways, this home offers both convenience and comfort. Main Level: Step into a bright, welcoming foyer with a large walk-in closet and direct access to the double attached garage. Second Level: This level features a sunlit living room, a modern kitchen equipped with stainless steel appliances, a spacious kitchen island, quartz countertops, and a balcony – ideal for enjoying summer evenings. A cozy dining area provides the perfect spot for family meals, and a 2-piece bathroom adds convenience. Third Level: Upstairs features a spacious primary bedroom with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bathroom, and an upper-level laundry room for added ease. Enjoy year-round comfort with central air conditioning – a must-have during hot summer days! This property is a fantastic opportunity for first-time buyers or young families looking for a move-in-ready home in a family-friendly neighbourhood. ?? Don't miss out – schedule your private showing today! This property won't last long!