



**GRASSROOTS**  
REALTY GROUP

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**126 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2262043**



**\$359,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** TV Wall mount

One-Owner Corner Unit Townhome in Skyview Ranch! Proudly presenting this bright and impeccably maintained corner unit townhome in the sought-after community of Skyview Ranch. This one-owner home features 2 spacious bedrooms, 2.5 bathrooms, and an attached garage. Thoughtfully designed and beautifully appointed throughout, it offers a clean, modern living space that's move-in ready. Ideally located close to schools, shopping, parks, and major routes including Metis Trail and Stoney Trail, making commuting a breeze. Don't miss the virtual tour &mdash; then book your private showing with your favourite Realtor today!