



GRASSROOTS
REALTY GROUP

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

108 Skyview Ranch Grove NE Calgary, Alberta

MLS # A2265125



\$409,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Converted Garage, Driveway, Garage Door Opener, Garage Faces Front, Par		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, High Ceilings, Pantry, Vaulted Ceiling(s)		

Inclusions: TV mount in living room, bidet in one washroom, water filtration system kitchen (under sink), doorbell camera

WELCOME to your DREAM home! Style, comfort and unbeatable convenience. Discover this beautifully updated and perfectly located home that checks all the boxes! Step inside to appreciate the airy feel created by 9 foot ceilings on the main level & the stunning VAULTED ceiling in the primary bedroom. The entire interior has been freshly painted, offering a crisp, MOVE IN READY experience. There is a total of three good size bedrooms and a master ensuite .Walk in closet in primary bedroom. There is a total of two and half bathrooms. Plenty of storage throughout. Enjoy year-round comfort with the rare benefit of a HEATED GARAGE. PLUS, NEW ROOF. LOCATION is everything. This is a parents dream SITUATED WITHIN WALKING DISTANCE TO TWO SCHOOLS BOTH PUBLIC AND SEPARATE. It backs onto a green space with a pathway, offering a peaceful retreat right outside your door. You will find every amenity within a short 4-10 minute drive away, including Chalo and Shoppers Drug Mart for groceries. Major shopping centers like Crossiron Mills ,New Horizon Mall, & a plethora of dining options. Commuting is a breeze with easy access to major routes including Stoney Trail, Deerfoot and Metis Trail. This HOME blends updated style with unparalleled location. DONOT MISS OUT. Schedule your viewing today.