



GRASSROOTS
REALTY GROUP

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

114 Skyview Ranch Gardens NE Calgary, Alberta

MLS # A2274161



\$339,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Window Coverings

Welcome to 114 Skyview Ranch Gardens N.E. This 2 bedroom 3 bath townhouse is ideal for those looking to get into their home ownership journey. This property has been single owner maintained since new and features a fantastic open layout. You will love the 9' ceilings on both the main and upper levels of the home. With a 1/2 bathroom on the entry level and 2 more full bathrooms upstairs. The flex space in the entry level has great possibility to use however you wish. The main level feels spacious with a large kitchen, dining and living room with a gas fireplace. Bright windows and a large patio door fill the area with natural light and easy access to the large balcony. The upper level has 2 good sized bedrooms including a Primary with a full ensuite. Parking is easy with a good sized single attached garage and ample street parking a short distance. Skyview Ranch is a great community with lots of convenient features and the owner has really enjoyed living here.