



**3307, 60 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2280136



\$364,999

Division: Skyview Ranch

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 850 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 2 **Baths:** 2

Garage: Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard, Electric

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 349

Basement: -

LLD: -

Exterior: Composite Siding, Concrete, Wood Frame

Zoning: M-H1

Foundation: -

Utilities: -

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Inclusions: None

2 BEDROOM + DEN, 2 FULL BATHROOMS, MASSIVE 32 FOOT BALCONY OVERLOOKING THE PARK, UNDERGROUND PARKING! Welcome home to a perfect blend of luxury & location! Ideally situated within walking distance to multiple shopping plazas and just steps away from transit, minutes from major roads, & a 10-minute drive to CrossIron Mills & Costco! Step inside to discover a bright, open-concept layout featuring UPGRADED KITCHEN with CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and a stylish QUARTZ ISLAND! You will find a cozy DEN that provides the perfect space for an OFFICE or flex area - whatever fits your lifestyle. The TWO BEDROOMS are thoughtfully separated for privacy and functionality. The PRIMARY MASTER BEDROOM features LARGE WINDOWS overlooking the HUGE BALCONY with the views of the GREEN SPACE. The WALK-THROUGH closet leads you to a STUNNING 4-PIECE ENSUITE complete with TALL CABINETS, DOUBLE SINKS, GORGEOUS QUARTZ COUNTERTOPS, & WALK-IN SHOWER- your personal spa at home! The second BEDROOM also enjoys beautiful views, along with a WALK-THROUGH closet that connects to the second FULL BATHROOM, that can also be accessed from the hall way, providing ease and convenience for guests. Elegant finishes include TALL CABINETRY & QUARTZ COUNTERTOPS! Step into your MASSIVE 32-FOOT covered BALCONY - perfect for relaxing, entertaining, or grilling under the built-in pot lights as you enjoy the open skies and natural light. Welcome to your new home, where LUXURY, COMFORT, and CONVENIENCE come together beautifully.