



**404, 95 Skyview Close NE  
Calgary, Alberta**

**MLS # A2292113**



**\$432,990**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 230
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*Former Show Home\* | 3-Bedrooms | 3-Bathrooms | High Ceilings | Open Floor Plan | Stainless Steel Appliances | Quartz Countertops | Balcony | Attached Garage. No expense was spared in the creation of this jewel. Welcome to this stunning 3-storey townhouse with low condo fees boasting 1,236 SqFt. The main level of this home is a tandem double garage and a personal entry door. Head upstairs to a bright and welcoming 2nd floor emphasized by 9-ft ceilings, an open concept layout, and many large windows allowing an abundance of natural light. The home is skillfully designed to include a bedroom and full 3pc bathroom on the 2nd level. It's all in the details; the main level bathroom features a glass door shower with gorgeous tiled walls. The living room, kitchen and dining area flow together and lead outside to a generous walk-out balcony. The living room accent wall is TV ready and has a beautiful electric fireplace. Let's talk about the kitchen! Kitchen features full height cabinets, ample storage space, exquisite quartz counters, stainless steel appliances and beautiful honeycomb backsplash. The massive island with barstool seating is a great addition for social cooking. Now making our way to the upper level we find 2 large bedrooms and TWO ensuites. The primary bedroom features His & Hers closets. Both ensuites are accented with incredible tiled backsplash and a tub/shower combo with incredible tiled backsplash. The upper level laundry is well placed near the bedrooms for easy access. Parking is not a problem as there is a double tandem garage. This complex has low condo fees and is nicely surrounded by green space and courtyards with unique architecture and easy access to main transportation routes to get you where you want to go in all directions. Walk or bike along the pathways or to shop; enjoy the parks and playgrounds of your new home! Hurry and

book a showing of this incredible property today!