



**3301, 155 Skyview Ranch Way NE
Calgary, Alberta**

MLS # A2295450



\$285,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: NONE

Pride of ownership shines throughout this immaculate third-floor corner unit in the vibrant community of Skyview Ranch. Offering a bright, open-concept layout with additional windows, this home is filled with natural light and designed for comfortable, modern living. The well-appointed kitchen features stainless steel appliances, granite countertops, and a functional center island, seamlessly flowing into the spacious living area. The sun-filled living room, enhanced by extra corner-unit windows, creates a warm and inviting atmosphere, while the adjacent dining area is perfect for everyday meals or entertaining. This unit includes 2 generously sized bedrooms, highlighted by a primary bedroom with its own private ensuite, along with a full common bathroom. A convenient in-suite laundry room adds to the practicality of this thoughtfully designed home. Additional features include heated underground parking with assigned stall and secure cage storage, providing both comfort and convenience year-round. Ideally located with easy access to Metis Trail, Country Hills Boulevard, and Stoney Trail, and within walking distance to shopping plazas and playgrounds, this property offers excellent connectivity and lifestyle appeal. A must-see opportunity—schedule your private showing today before it's gone!