



**626 Skyview Ranch Grove NE  
Calgary, Alberta**

**MLS # A2295938**



**\$369,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** All window coverings and light fixtures

Lovely townhouse with 3 bedrooms, nice outside PRIVATE PATIO and ATTACHED garage! This townhouse is very well-maintained, very clean and was just REPAINTED. Entry on the main floor leads to the attached garage and to the living area. The kitchen has STAINLESS STEEL appliances and a large ISLAND that also works as a breakfast bar. The dining area gives ample room for a dining set. The living area has large PATIO doors, giving lots of natural light to the entire main floor of the unit. This PATIO is great and gives that extra living space for a seating area and a BBQ. A BBQ gas line is installed. A 2-pc RENOVATED bathroom completes the main floor. Upstairs are 3 bedrooms, an ensuite bathroom and a second 4pc bathroom. The primary bedroom is very large, with vaulted ceilings, a walk-in closet and the 4pc ensuite bathroom with jetted tub. The other two bedrooms share another 4-pc bathroom. The laundry area is conveniently located upstairs. The FULL BASEMENT is unfinished and totally open to your ideas on how to create even more living space and potentially a FOURTH bedroom. This unit comes with TWO PARKING spots, one in the attached garage and one on the concrete driveway. NOTE the difference between the 3-storey and 2- storey townhouses in this complex: the 2-storey units, like this one, have a BASEMENT and OUTDOOR SPACE, where the 3-storey ones have neither one. The entire complex, Arrive at Skyview Ranch Arbours, is well-maintained and very PET FRIENDLY. Upon entry to the complex has a nice garden with a large playground for the kids. As well, there are charging stations for EV's and good visitor parking. Its location is easy to reach via 60 Street NE. Several elementary schools are a stone's throw from this complex, as well as athletic fields and shops. Overall, a very nice townhouse to call home!