170 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2296841

$329,900

Division:	Skyview Ranch
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,246 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	2	**Baths:**	2 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.02 Acre
Lot Feat:	Other, Rectangular Lot, Street Lighting

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 325
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-

Features:	High Ceilings, Laminate Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows

Inclusions:	TV Bracket in Living Room, TV and TV Bracket in Primary Bedroom

This Gem shows 10/10! In the amenities rich neighbourhood of Skyview your new home awaits, this move in ready townhome has plenty to offer. When you enter you will find a great size foyer with a flex room, perfect for a home office, gym or even a craft space, this level for added convenience has a 2 piece bath and the entrance to your oversized, fully insulated single car garage. Upstairs the second level is the heart of the home, with a large open concept perfect for entertaining, the living room has patio doors that lead to a large balcony and on the other side you will find the dining room and a fully appointed kitchen with ample cupboard space and stainless steel appliances, this level offers 9 foot ceilings and tons of natural light. On the upper level you will find a large primary bedroom with beautiful vaulted ceilings, a 4 piece ensuite and tons of storage with double closets, this level has an additional large bedroom, another 4 piece bathroom and the laundry room. Where comfort and affordability meet, with low condo fees and a maintenance free lifestyle, this home is ready for you!