



**148 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2299126



\$301,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,264 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:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: n/a

Welcome to Skyview Ranch, such a great community in NE Calgary! This 3-storey townhome in the Arrive complex has a really functional layout and gets tons of natural light. The main floor feels open and airy with 9' ceilings and flows nicely from the living room into the dining and kitchen area, super easy for everyday living and having people over. You've also got your own private balcony with glass railing and a gas line for a BBQ perfect for summer nights. Upstairs has two good-sized bedrooms, including a primary with its own ensuite and walk-in closet. Downstairs gives you that extra flex space (home office, gym, second living area, whatever you need) plus a 2-piece bath. The home has been very well taken care of, and it's a no pet, no smoking home, which you'll definitely notice when you walk in. Location-wise, you're close to everything and quick access to Metis, Stoney, Deerfoot, the airport, and CrossIron Mills. It's just a really solid home in a great spot — come take a look!