



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

MLS # A2299489



\$339,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,405 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: N/A

A home that instantly feels inviting, where space, light, and thoughtful design come together effortlessly in the vibrant community of Skyview Ranch. From the moment you step inside, you're greeted by a spacious foyer area that sets the tone offering room to settle in, kick off your shoes, and truly feel right at home. The main level is designed for connection and comfort, featuring a bright open concept layout that seamlessly brings together the kitchen, living, and dining area. At the heart of it all is a spacious kitchen featuring ample cabinet storage and a large central island with a breakfast bar perfect for everything from quick morning coffees to hosting friends. Overlooking the expansive living and dining area, this open concept creates a seamless flow that's ideal for both entertaining and everyday life. Step outside through the sliding doors onto your private balcony—perfect for summer BBQs and relaxing evenings with family and friends. A tucked away 2 piece bath completes this level with added convenience. Upstairs, you'll find a thoughtfully designed layout with a spacious primary bedroom featuring a walk-in closet and a 4 piece ensuite—your own private retreat at the end of the day. The second bedroom is impressively sized and offers flexibility for a home office, guest room, or a growing family. Conveniently located upstairs, the laundry adds to the everyday ease of living. Complete with a single attached garage and a full driveway for additional parking, this 3 storey townhouse checks all the boxes. Ideally located close to parks, walking paths, schools, everyday amenities, and major roadways. This is more than just a place to live—it's a space where your day to day feels easier, where you can host, relax, and truly enjoy coming home. Whether you're starting your next chapter, investing in your future, or simply

looking for the right fit, this home offers the lifestyle and flexibility.