



**GRASSROOTS**  
REALTY GROUP

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5, 135 Skyview Parade NE  
Calgary, Alberta

MLS # A2129598



**\$499,999**

|           |                                |        |                  |
|-----------|--------------------------------|--------|------------------|
| Division: | Skyview Ranch                  |        |                  |
| Type:     | Residential/Five Plus          |        |                  |
| Style:    | 3 Storey, Side by Side         |        |                  |
| Size:     | 1,566 sq.ft.                   | Age:   | 2018 (6 yrs old) |
| Beds:     | 3                              | Baths: | 3                |
| Garage:   | Single Garage Attached, Tandem |        |                  |
| Lot Size: | -                              |        |                  |
| Lot Feat: | Private                        |        |                  |

|             |                                                                         |            |        |
|-------------|-------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                 | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                     | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | \$ 350 |
| Basement:   | None                                                                    | LLD:       | -      |
| Exterior:   | Stucco                                                                  | Zoning:    | M-2    |
| Foundation: | Poured Concrete                                                         | Utilities: | -      |
| Features:   | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows |            |        |

Inclusions: None

With 3 BEDS| 3BATHS| 1,556 Sq. Ft. Two car attached tandem garage| Drive through this community & check out to this BEAUTIFUL and WELL-MAINTAINED Town HOME in Skyview RANCH. Priced right to its comparables, asking \$524,900.00.- 2018 built! WELCOMING front entrance, BRIGHT interior that will suit MANY decoration styles, an open concept. Big mirror with designer border at entry level. customized office desk, custom dressing table and closet made on site in master bedroom, study table in kid bedroom.