



**135 Skyview Ranch Circle NE  
Calgary, Alberta**

**MLS # A2131855**



**\$599,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to your sanctuary in Calgary (Alberta)! This corner-end townhouse, constructed in 2022, embodies the essence of contemporary living. Upon arrival, you're welcomed by a double attached garage and a spacious 2-car driveway, ensuring abundant parking for you and your guests. Step inside to discover a dedicated office space on the lower floor, perfect for those remote work days. The lower level also boasts a cozy backyard retreat, ideal for relaxation outdoors. Moving to the main floor, you'll find a convenient half bath, a stylish living room featuring an upgraded electric fireplace, a dining area, and a stunning kitchen. The kitchen showcases upgraded quartz countertops and a chic backsplash, emanating modern elegance. Step onto the balcony to host summer gatherings while soaking in serene pond views. Large windows flood the space with natural light, creating a cheerful atmosphere year-round. The sleek black package upgrades add a touch of sophistication, with all accessories tastefully designed in black. Ascending to the upper floor, discover the primary bedroom with an ensuite bathroom, providing a private sanctuary for relaxation. Two additional rooms on this level also offer picturesque pond views. A laundry room adds convenience, while the spacious main bathroom completes the upper level. With upgraded tiles, flooring, and carpet throughout, this townhouse exudes luxury and style. Conveniently situated just 2-3 minutes from Stoney Trail and 8-10 minutes from Deerfoot, commuting is effortless. Enjoy swift access to amenities such as Freshco, Dollarama, Shoppers, Fruiticana, Scotiabank, TD Bank, BMO, and more within a short drive. Don't miss the opportunity to make this your home! Contact your preferred REALTOR today to schedule a private viewing and showcase this stunning unit!