



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

**MLS # A2140570**



**\$421,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Le		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, High Ceilings, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this TWO-STOREY CERTIFIED GREEN-BUILT and ENERGY-EFFICIENT TOWNHOME Located in the TRENDY, sought-after neighborhood of SKYVIEW RANCH. This Home features living space on the upper level and an ATTACHED oversized SINGLE GARAGE below, providing AMPLE SPACE for your vehicle and STORAGE NEEDS. The SPACIOUS KITCHEN is a CHEF'S DELIGHT, featuring ample 36" MAPLE UPPER CABINTES with CROWN MOLDING, tile backsplash, laminate countertops, and STAINLESS STEEL APPLIANCES. Enjoy cozy evenings by the GAS FIREPLACE in the inviting OPEN-CONCEPT LIVING ROOM, which also offers BALCONY ACCESS for RELAXING OUTDOORS, HOSTING BBQs, or entertainment. Upstairs, you'll find a CONVENIENTLY located STACKED WASHER and DRYER and two LARGE PRIMARY BEDROOMS. Each bedroom is OVERSIZED and includes a 3-PIECE ENSUITE, a well-appointed FOUR-PIECE BATHROOM, a SPACIOUS CLOSET, and HUGE WINDOWS to make them inviting and cozy at the same time. On the lower floor, there's a FINISHED DEN that can be used for an office, workout room, or playroom. This home is in an UNBEATABLE LOCATION, CLOSE to SCHOOLS, shopping centers, community centers, PUBLIC TRANSPORTATION, PARKS, and Stoney Trail access. It's situated in a BEAUTIFUL COMMUNITY that you and your family will enjoy for a Lifetime. Waiting for a new family to CALL it HOME, it's truly one-of-a-kind and must be seen in person to be fully appreciated. CALL NOW for your private viewing !!!