



GRASSROOTS
REALTY GROUP

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**3207, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2147449



\$344,500

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	945 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Chandelier, Pantry, Quartz Counters		

Inclusions: Window Covering / Blinds

Experience the charm of this bright and sunny 2-bedroom, 2-bathroom fully upgraded corner unit in the sought-after Skyview Ranch community. This unit comes with underground heated parking stalls and dedicated assigned storage. Start your day with captivating garden views, creating a serene and visually stunning atmosphere. The living room connects to a balcony, providing a peaceful view of the quiet community common area, perfect for moments of relaxation. The kitchen is a culinary delight, featuring contemporary cabinetry with ample storage space, a raised granite breakfast bar, and high-quality stainless-steel appliances for effortless cooking and entertaining. This upgraded unit boasts luxury vinyl plank (LVP) flooring, an extra pantry cabinet adjoining a serving cabinet, and additional storage cabinets at the front with a quartz countertop for decoration. Discover two generously sized bedrooms, including a master suite with a 4-piece ensuite and large windows that bathe the room in natural light. Step onto your private balcony, where a gentle breeze and the soothing sounds of birds offer an ideal space for relaxation or outdoor seating. A gas line is installed for summer BBQs. Enjoy the convenience of in-suite laundry facilities. A special feature of this unit is its enhanced "accessibility" with the main bathroom tub converted into a walk-in. The condo includes a titled underground heated parking stall, and an assigned storage unit for your vehicles and extra belongings. One of the biggest benefits is the 2-minute walking distance to both a Public School (K-9) and a Catholic School (K-9). Additionally, there is convenient access to a shopping plaza, grocery stores, a commercial plaza, Costco, several restaurants, and Calgary International Airport. Public transportation is easily accessible with a bus stop right outside the building, and the

future extension of the Train Station at 128 AVE is within walking distance. Easy access to Highway Stoney Trail & Deerfoot ensures seamless city connectivity. Act now and don't miss out! Call your preferred realtor to secure a showing, as this unit won't be available for long time.