



**3408, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2152221



\$354,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	817 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: Key Fobs to Building x2

Your new Top Floor home (with no one living above you) awaits! This 2 bedroom + 2 bathroom home, with a well lit underground titled parking spot that includes storage, is well equipped & ready for its next proud owner. Featuring timeless quartz countertops, a stainless appliance package, and plenty of room for your dining table or future island, this kitchen offers an attractive space to prepare meals & is a joy to entertain in. Your primary bedroom is spacious & boasts walk through covered closets leading to your private ensuite. The ensuite is attractive and has an easy to maintain feel. The second bedroom, intentionally placed on the other side of the living room, provides space between bedrooms giving added privacy for you and your kids, guests, or roommates. After sitting in the living room, you may feel like it is the perfect size as it can fit a wide array of furniture allowing you to settle in and enjoy your favorite book, movie nights, or the big game. Conveniently located within a short walk to shopping, restaurants, playgrounds, walking paths, and 2 schools, this home offers a great property both to live or invest in. For added convenience, there is ample visitor parking right outside the front door along with street parking viewable from the top floor balcony. Being a top floor home, you have an unobstructed view above the homes across the street along with a view of the mountains on a clear day. There is only one thing left to say...Welcome Home!