



**104, 95 Skyview Close NE
Calgary, Alberta**

MLS # A2167146



\$469,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,402 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Cul-De-Sac, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

AMAZING LOCATION ~ LUXURY FINISHINGS ~ DOUBLE GARAGE TANDEM ~ EXCELLENT LAYOUT. Located within the popular community of Skyview Ranch, this like new 3 bedroom + 3 full bathroom townhome with low condo fees is thoughtfully designed & feels comfortable as soon as you walk in with a layout emphasizing great flow & functionality that is sure to impress. Under the 9 foot ceiling of the main floor, you'll find your open concept kitchen loaded with quality builder upgrades, wall to ceiling cabinets, quartz countertops and stainless steel appliances. To the South of the kitchen is your dining area and living space accented with a feature wall and beautiful electric fireplace. To the North, there is a thoughtfully placed full sized bedroom and 3 piece bathroom with a walk in shower. Upstairs houses 2 great sized primary rooms with ensuites and walk in closets. Completed with laundry. Enjoy the walking paths to parks/playgrounds or hop in your car to enjoy all the surrounding shops or quick access to Stoney to get into the city or out to the mountains. Book your showing today!