



**5104, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2170898**



**\$340,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** None

Welcome to this beautifully updated unit in the sought-after Orchard Sky community! Featuring modern finishes and an open-concept design, this unit is perfect for those who appreciate contemporary style and comfort. Freshly painted with new laminate flooring, the space is bright and inviting, thanks to large windows that flood the home with natural light. The kitchen boasts sleek stainless steel appliances, elegant quartz countertops, and ample cabinet space, making it a chef's dream. Entertain with ease in the spacious dining area and living room, perfect for hosting family and friends. Your master suite is a private retreat with a generously sized walk-through closet and its own ensuite bathroom. The second bedroom has been tastefully upgraded, including the removal of the popcorn ceiling for a refined, modern touch. This unit also includes a second full bathroom, in-suite laundry with additional storage, and a private outdoor patio for relaxing or grilling during the warmer months. Located in a prime area, the complex is close to schools, parks, transit, major roadways, and a variety of amenities just minutes away. Whether you're a first-time homebuyer, an investor, or someone looking to enjoy the perks of condo living, this unit is a fantastic opportunity. Book your showing today and make this exceptional home yours!