



**7315, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2172155**

**\$350,000**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

**BIGGER UNIT, BETTER PRICE> MOUNTAIN VIEWS, END UNIT, SOUTHWEST EXPOSURE!!** This 2-bedroom, 2-bathroom condo in the desirable Orchard Sky complex in Skyview Ranch offers ONE OF THE LARGEST FLOOR PLANS IN THE BUILDING at 885 square feet. With an exceptional location and thoughtful layout, this end unit stands out for its space, privacy, and abundant natural light. **WHAT SETS US APART? END UNIT WITH LOADS OF NATURAL LIGHT:** As an end unit, this condo has only one shared wall and two walls of windows, creating a bright, airy living space that you won't find in most units. The SOUTHWEST-facing deck provides ample sunlight throughout the day, and you'll enjoy mountain views and serene community views—not just the parking lot. **PERFECT FOR YOUNG FAMILIES:** Situated directly behind Prairie Sky School (K-9) and Apostles of Jesus School (Catholic K-9), this condo offers the ultimate convenience for families—no need to drive your kids to school when it's just steps away. **PRIME LOCATION:** Living in Skyview Ranch means you're just minutes away from key amenities: 3 minutes to Mega Sanjha Punjab Grocery, 12 minutes to Cross Iron Mills and Costco, 9 minutes to Calgary International Airport & Easy access to public transit with a bus stop right outside your door. **PARKING CONVENIENCE. THE STAIRS ARE RIGHT OUTSIDE YOUR DOOR AND YOUR HEATED UNDERGROUND PARKING SPOT IS RIGHT BESIDE THE STAIRS:** Spacious Open Floor Plan: At 885 square feet, this unit offers one of the largest layouts in the building. With 2 generous-sized bedrooms and 2 full bathrooms, it's perfect for small families, couples, or roommates. Mountain Views, Sunlight, and Convenience & All in One! **\*\*in suite WASHER & DRYER. BBQ GAS LINE. NO**

HAULING PROPANE TANKS! Whether you're soaking up the sunshine on your southwest-facing deck, walking the kids to school, or enjoying the convenience of nearby shopping and public transit, this Orchard Sky condo has it all. With the added privacy of being an end unit and stunning mountain views, this home offers a comfortable and convenient lifestyle in a fantastic community.