



**65 Skyview Parade NE
Calgary, Alberta**

MLS # A2175718



\$584,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,490 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame, Wood Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Gazebo (sold as-is), Privacy Screen, Planter Boxes (2), Telus Alarm System is transferrable (doorbell camera, motion detector, camera), Overhead shelving in garage.

***NEW PRICE!!* NO CONDO FEES!** Welcome to this spacious and beautifully finished end-unit townhouse, located in the vibrant community of Skyview Ranch. Step inside and experience a thoughtfully designed open-concept floor plan, with a versatile flex room that's perfect for a study space, home office, or cozy den. This space caters to today's lifestyle, providing both functionality and comfort. The heart of this home is the stunning kitchen, complete with walk-in pantry, gleaming quartz countertops, a massive island ideal for meal prep and gathering, and ample cabinetry. The adjacent dining area flows seamlessly into a spacious living room, creating a warm and inviting space for entertaining friends and family. Upstairs, retreat to the luxurious primary suite, featuring a 4-piece ensuite bathroom and a generous walk-in closet. This level is completed by two additional bright and airy bedrooms, a conveniently located laundry room, and a well-appointed shared bathroom, ensuring comfort and privacy for everyone. The fully finished basement offers even more versatile living space, featuring an expansive recreation room with plumbing rough-ins - perfect for future development. An additional bedroom and a 3-piece bathroom make this level ideal for hosting guests, accommodating a roommate, or multi-generational living. Outside, discover a low-maintenance backyard oasis. Sitting on one of the larger lot sizes in the complex, this outdoor space boasts a cozy patio with a privacy screen, creating a serene setting for relaxing or dining al fresco. The double detached garage is a standout feature, fully insulated and drywalled with a 60-amp electrical panel - ideal for EV charging. This unique townhouse offers exceptional living space, convenience, and privacy in a fantastic location. Located near a wide range of amenities - shopping, parks,

schools, and dining - this home is also in close proximity to Stoney Trail & Deerfoot Trail, making commuting easy. Don't miss the chance to make this wonderful property your new home!