



**811 Skyview Ranch Grove NE
Calgary, Alberta**

MLS # A2177718



\$472,990

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,597 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Covered, Driveway, Enclosed, Off Street, On Street, Owned, Parking Pad, Se		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this Corner Unit Townhome featuring 1,596+ sqft with a gorgeous kitchen and a contemporary design. The attached garage at entrance offers plenty of storage space for your everyday needs; stepping up, you will find a spacious living room featuring high-end laminate flooring throughout with granite countertop and stainless steel appliances. Enjoy a beautiful sunset? A large patio door leads to the balcony where you will treasure such precious moments with your beloved ones! Laundry is well positioned to by 2-piece bathroom with thoughtfully designed storage space. The master bedroom boasts the vaulted ceiling, a spacious walk-in closet and a 3-piece ensuite. Kids would benefit from the walking distance to Prairie Sky School, Apostles of Jesus School, Purple Potamus Preschool and quite a few playgrounds - not to mention the one right beside your complex! You will also find commuting a breeze with easy access to Stoney Trail. Book a viewing today and discover the great potential Skyview Ranch has yet to offer!