



345 SKYVIEW RANCH CIRCLE NE
Calgary, Alberta

MLS # A2179313



\$474,999

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,281 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Other		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

Nestled in the well known community of skyview NE Calgary , this house offers a perfect blend of comfort and convenience. tandem garage provides ample space for your vehicles. House backs to pond with eye-catching view from masterbedroom and great room balcony. Close to amenities such as grocery store , school , parks , food store. Close to airport and 3 min access to highway. The second level boasts an open , spacious layout featuring a large kitchen perfect for culinary adventures , a cozy dining area and a generous living room ideal for entertaining. On third level, one spacious primary bedroom and well sized two secondary bedrooms providing ample private space for family. Two full bathrooms on third level and half washroom at main level. With large windows throughout , this home is flooded with natural light , creating a bright and inviting atmosphere. Schedule a viewing today and experience the perfect blend of comfort , style and convenience. !! Hardwood siding so hailstorm will not damage your house. In winter you can sit in garage because it has heating feature!!!