



**4214, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2181158



\$339,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	941 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Door bell/camera, remote controlled blinds, Custom cabinets to the left of the front door

Welcome to this beautifully maintained corner unit condo, located on the second floor of Skymills in the highly sought-after Skyview Ranch community. This spacious two-bedroom, two-bathroom home offers a modern and functional layout, ideal for both comfortable living and entertaining. As you enter, you'll be greeted by an open-concept design that includes a well-appointed kitchen, a dining area, and a versatile flex space perfect for an office. The kitchen is a chef's dream, featuring a large island with bar seating, granite countertops, stainless steel appliances, and ample cabinet space. The owner has invested over \$10k in upgrades including custom cabinetry, which can be found above the kitchen, office space, and to the left of the main entry, adding both style and functionality to the space. The bright and airy living room is filled with natural light, thanks to large windows and a sliding patio door that leads to a private outdoor patio — an ideal spot to enjoy your morning coffee or unwind in the evening. The open living and dining area is perfect for hosting family and friends, creating an inviting atmosphere for gatherings. The primary bedroom is a retreat, complete with a spacious layout and a luxurious 4-piece en-suite bathroom, offering ultimate privacy and comfort. A second large bedroom and another well-appointed 4-piece bathroom make this condo perfect for families, guests, or a roommate situation. Additionally, the versatile flex/office space provides the flexibility to work from home. This home has been thoughtfully upgraded with no carpet—vinyl plank flooring has been installed throughout the unit, ensuring easy maintenance and a sleek, modern look. Remote-controlled blinds and ceiling fans in both bedrooms add extra convenience and comfort. In-suite laundry, heated underground titled parking, and additional

storage space complete the package, offering all the amenities you need for a comfortable lifestyle. Located in the vibrant Skyview Ranch community, this condo offers easy access to local amenities, parks, schools, shopping, and major roadways. Whether you're a first-time homebuyer, a growing family, or someone looking for a modern, low-maintenance property, this unit is the perfect place to call home. Don't miss your chance to own this upgraded, move-in ready condo—schedule your showing today!