



**109 Skyview Parade NE
Calgary, Alberta**

MLS # A2182217



\$565,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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:	High Ceilings		
Inclusions:	None		

NO CONDO FEES & and feels BRAND NEW!! Welcome to this stunning and spacious home located in the vibrant community of Skyview Ranch. With immediate possession available, this FULLY DEVELOPED HOME offers over 2230sqft of total living space. 1,561.78 sqft. above ground with an additional 674.60 sqft. in the FINAISHED BASEMENT. The main floor boasts stylish vinyl plank flooring, 9 ft ceilings, and a bright OPEN FLOORPLAN. The beautiful kitchen features an incredible amount cabinetry, a central KITCHEN ISLAND, QUART COUNTERTOPS and flows perfectly into the dining space with built in feature shelving. The main floor is complete with a BUILT IN WORK/STUDY DESK in a quiet area with a lovely MUDROOM and a 1/2 bath. Upstairs, you’ll find a generous primary bedroom complete with a 3 pc ENSUITE bath and a large WALK IN CLOSET, two additional bedrooms, a 4 pc main bathroom, and a very convenient UPSTAIRS LAUNDRY ROOM. The lower level is fully developed, featuring a fourth bedroom, a full 3-piece bathroom, a recreation room, and lots of storage. AIR CONDITIONING, FILTERED (Chlorine) WATER, WATER SOFTENER are a few of the UPGRADES included with this home. A fenced in, sunny SOUTH FACING BACKYARD that offers an ideal space for relaxation or outdoor activities. A standout feature of this property is the DOUBLE DETACHED GARAGE with access to the paved back alley. Situated in a prime location, this home is close to so many amenities, including shopping, parks, schools, and dining. It also provides quick access to major roadways like Stoney Trail and Deerfoot Trail, as well as the international airport and CrossIron Mills Mall. This stylish 2-storey home offers incredible value with no condo fees and a fantastic location in one of Calgary’s most desirable

communities. Don't miss the opportunity to make it your own!