



**135 Skyview Ranch Circle NE
Calgary, Alberta**

MLS # A2183513

\$539,000



Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 Storey, Side by Side		
Size:	1,552 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Nestled in the Skyview Ranch community, this inviting townhouse offers a perfect blend of comfort and convenience. A double attached garage provides ample space for your vehicles, while the main floor features a versatile office/den, ideal for working or studying from home. Upstairs, an open-concept living area creates a spacious and welcoming atmosphere, highlighted by an attractive electric fireplace. The kitchen, equipped with a French door, microwave range hood, electric stove, and an adjacent balcony, is perfect for entertaining guests or enjoying meals al fresco. On the second level, the master bedroom boasts a private 3-piece ensuite for added luxury, while two additional bedrooms and a 4-piece bathroom cater to the needs of a growing family. A laundry room conveniently located on this level completes the functional layout of this well-appointed townhouse.