

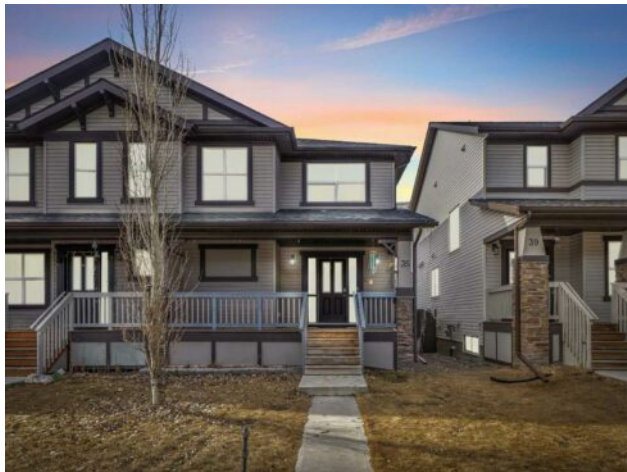


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**35 Skyview Ranch Lane
Calgary, Alberta**

MLS # A2200665



\$569,000

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,536 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Level		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

Open House SaturdayBeautiful Home in Skyview Ranch | New Roof | Double Detached Garage | Unfinished Basement. Welcome to Skyview Ranch, a vibrant and family-friendly community offering the perfect blend of comfort and convenience. This well-maintained home is ideally located near schools, parks, shopping, and transit, making it an excellent choice for families and professionals alike. Charming Curb Appeal & Welcoming Entry. As you arrive, the inviting front porch sets the tone for this charming home—a perfect spot for morning coffee or unwinding in the evening. Step inside to a spacious foyer with ample room for shoes and a coat closet for added storage. Bright & Open Main Floor. The open-concept layout creates a warm and inviting atmosphere. The living room features a custom-built shelf, ideal for displaying family photos and décor, while large windows fill the space with natural light. The kitchen is a standout with: - Stainless steel appliances for a sleek, modern touch - Granite countertops, offering durability and style -A large island, perfect for casual meals or meal prep - A walk-in pantry, providing plenty of storage. The dining area easily accommodates a large table, making it perfect for family dinners and entertaining. Upper Level — A Private Retreat. The second floor offers a spacious primary bedroom with a walk-in closet and a private ensuite, complete with granite countertops and a walk-in shower. Two additional good-sized bedrooms and a full bathroom complete this level, making it ideal for a growing family. Unfinished Basement — Endless Potential. The unfinished basement is a blank slate, ready for your personal touch. Whether you dream of a home theater, gym, or a extra bedroom, the possibilities are endless! Outdoor Living — Perfect for Entertaining. Step into the private backyard, featuring a large

deck with a gas hookup, ideal for summer BBQs. The double detached garage provides secure parking and extra storage while keeping your vehicles protected from snow. Recent Upgrades & Prime Location. This home has been well-maintained with a brand-new roof, adding value and peace of mind. Located close to schools, parks, shopping, and major roadways, this home offers easy access to everything you need. This is a must-see home! Book your private showing today!