



**GRASSROOTS**  
REALTY GROUP

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**624 Skyview Ranch Grove NE**  
**Calgary, Alberta**

**MLS # A2209243**



**\$425,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Welcome to 624 Skyview Ranch Grove NE in the vibrant community of Arrive at Skyview Ranch Arbours! This bright and sunny 3-bedroom townhome offers almost 1200 sqft of beautifully designed living space plus a partially finished basement, ready for your personal touch. With LOW CONDO FEES, this home is ideal for first-time buyers, investors, or anyone looking for effortless, low-maintenance living! \*\*Step into a bright and airy open-concept main floor where beautiful laminate flooring ties together the spacious living, dining, and kitchen areas. The modern kitchen features crisp white cabinetry, sleek stainless steel appliances, and a generous center island&mdash;perfect for prepping meals or hosting friends. No carrying groceries up a level to the kitchen here! \*\*The living area opens onto a private back patio through sliding glass doors, ideal for summer grilling and outdoor relaxation. A 2-piece powder room completes the main level. \*\*Upstairs, fall in love with the DREAM primary suite, complete with vaulted ceilings, a walk-in closet, and a 4-piece ensuite bath. Two more generous bedrooms, a second full bath, and upstairs laundry make for a functional and family-friendly upper floor. \*\*The partially finished basement offers a bright, spacious area perfect for a home gym, office, or playroom&mdash;and is just awaiting your final touches to make it your own. \*\*Additional perks include a front attached garage PLUS a full driveway&mdash;room for two vehicles! Condo fees cover landscaping, snow removal, and access to a common PLAYGROUND, making life that much easier and enjoyable. \*\*Unbeatable location: Just minutes to schools, shopping, dining, public transit, Calgary International Airport (13 mins), and CrossIron Mills Mall (12 mins). Don&rsquo;t miss out on this fantastic opportunity&mdash;call your favorite Realtor today to book a private**

showing!\*\*