



GRASSROOTS
REALTY GROUP

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135 Skyview Ranch Circle NE
Calgary, Alberta

MLS # A2209432



\$499,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,552 sq.ft.	Age:	2022 (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

Discover the perfect blend of style, comfort, and convenience in this stunning corner unit townhouse! Featuring a spacious and modern layout, this home offers the ideal living space for those who enjoy privacy, luxury, and practicality. Key Features: Corner Unit – Enjoy extra privacy and natural light with this spacious corner location. The unique layout ensures fewer neighbors and more serene living. Double Car Garage – Keep your vehicles safe and secure with ample parking space for two cars, plus additional storage for all your tools, equipment, or outdoor gear. Open Concept Living – A welcoming and functional floor plan that seamlessly connects the living, dining, and kitchen areas, making entertaining a breeze. Bright and Airy – Large windows throughout fill the home with natural light, offering gorgeous views of the surrounding neighborhood. You’ll love the open, airy feel this brings to every room. Modern Kitchen – Equipped with high-end appliances, plenty of counter space, and elegant finishes, this kitchen is a dream for home cooks and those who love to entertain. Spacious Bedrooms – Generously sized rooms with plenty of closet space for all your storage needs. Wake up to bright, sunny mornings in the master suite, and enjoy the peace and quiet of your private retreat. Private Outdoor Space – A cozy patio or yard area to relax and enjoy the outdoors in peace. Perfect for evening BBQs, morning coffee, or simply unwinding after a long day. Desirable Location & Community: Nestled in a highly sought-after neighborhood, this townhouse offers easy access to a variety of local amenities. Enjoy nearby shops, restaurants, and cafes, perfect for a weekend stroll or meeting friends. Parks, walking trails, and recreational areas are just minutes away, providing endless options for outdoor activities and family fun. With

excellent schools and friendly neighbors, you'll feel right at home in this tight-knit community. Whether you're a growing family, a professional couple, or someone who simply appreciates the finer things in life, this townhouse is the perfect place to call home. Don't miss out on this incredible opportunity — schedule a showing today and see for yourself how this beautiful home can fit into your lifestyle!