

**71 Skyview Ranch Avenue NE  
Calgary, Alberta**

**MLS # A2280005**



**\$459,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped, Paved, Street Lighting, Underground Sp		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** na

WELCOME to beautiful SKYVIEW RANCH. 3 storey townhome with a den on the main floor, DOUBLE ATTACHED GARAGE END UNIT , 3 bedrooms, 2.5 baths , AC System and LOW CONDO FEES. The main floor living area features an OPEN floor plan with 9' ceilings, LARGE BRIGHT WINDOWS, VINYL PLANKS flooring. BRIGHT & SPACIOUS kitchen with large island. COZY living room, Lots of natural light. Upper floor consists of Master Bedroom and an ensuite, 2 additional bedrooms with 4pc bath and laundry room completes the upper level. Future LRT station within walking distance, multiple schools and shopping nearby and a playground. Pls CALL NOW to view !!!