

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

**MLS # A2292933**



**\$484,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 305
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

**END UNIT | PRIVATE YARD | FLEX ROOM | SUN-FILLED LIVING** Welcome to this beautiful end-unit townhome in the desirable community of Skyview Ranch, offering 3 bedrooms, 2.5 bathrooms, low condo fees, and three levels of functional living space. The bright open-concept main floor features 9' ceilings and large windows that flood the home with natural sunlight. The modern kitchen is designed for both style and function with quartz countertops, stainless steel appliances, and contemporary finishes. Being an end unit, this home offers additional privacy and outdoor space, including its own backyard area where kids can play. Enjoy outdoor living with balconies perfect for relaxing or entertaining, complete with a gas line for summer BBQs. The entry level features a garage and a versatile flex room, ideal for a home office, gym, playroom, or media space. Upstairs, the primary bedroom includes double closets and a private ensuite, while two additional bedrooms and a full bathroom provide space for family or guests. Additional highlights include air conditioning for Calgary summers and an extended appliance warranty purchased by the homeowner, providing added peace of mind. Located close to schools, parks, shopping, and the future LRT, this home offers modern comfort, convenience, and a family-friendly lifestyle in one of NE Calgary's fastest-growing communities.