## 67 Skyview Ranch Gardens NE
## Calgary, Alberta

**MLS # A2220370**



# $430,000

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|---|---|---|---|
| **Division:** | Skyview Ranch | | |
| **Type:** | Residential/Four Plex | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,357 sq.ft. | **Age:** | 2011 (14 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.03 Acre | | |
| **Lot Feat:** | Back Lane, Irregular Lot | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Laminate, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 320 |
| **Basement:** | Full, Unfinished | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | M-2 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Beamed Ceilings, Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)

**Inclusions:** na

Welcome to this fantastic END UNIT townhome in the vibrant community of Skyview Ranch, offering the perfect blend of space, privacy, and natural light. With no neighbours to the side or front, you&rsquo;ll enjoy a unique level of tranquility rarely found in townhome living. Boasting over 1,356 sq ft of developed living space, this home features 3 spacious bedrooms and 2.5 bathrooms, including vaulted ceilings in the bedrooms and tons of windows that flood the space with sunlight. The open-concept main floor is highlighted by laminate flooring, stainless steel appliances, and a custom kitchen island&mdash;perfect for entertaining or family meals. Step outside to your sunny south-facing balcony, ideal for summer BBQs and relaxing evenings. The undeveloped basement offers incredible potential for customization, whether you're looking to create a home office, gym, or extra living space. Additional highlights include a double attached garage and unbeatable proximity to local restaurants, pubs, and amenities&mdash;everything you need is just minutes away. This home has been loved and exceptionally well maintained&mdash;truly move-in ready! Don&rsquo;t miss out&mdash;book your showing today or explore the 3D tour to experience this incredible home for yourself!