



GRASSROOTS
REALTY GROUP

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76 Skyview Link NE
Calgary, Alberta

MLS # A2309464



\$490,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,830 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Other

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Concrete, Stone, Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: Granite Counters, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 332

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Welcome to 76 Skyview Link NE, a spacious conventional townhome in the desirable community of Skyview Ranch. Built in 2018, this well-designed home offers 1,829 sq. ft. of living space with 3 spacious bedrooms, 3 bathrooms, plus a den/office, making it perfect for families, professionals, or anyone needing extra work-from-home space. The home features an attached double car garage, plenty of natural light, and a functional layout with generous room sizes throughout. Enjoy the convenience of being within walking distance to Anytime Fitness, Shoppers Drug Mart, Dollarama, and nearby walking paths around two beautiful ponds. FreshCo is only a short 4-5 minute drive away, and commuting is easy with quick access to Metis Trail and Stoney Trail. A great opportunity to own a spacious and well-connected home in one of NE Calgary's popular communities.