



**GRASSROOTS**  
REALTY GROUP

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904, 95 Skyview Close NE  
Calgary, Alberta

MLS # A2311422



**\$435,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 222
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

A well-appointed 3-bedroom, 3-bathroom townhouse in Skyview Ranch, built in 2022 and offering 1,376 sq ft of thoughtfully laid out living space across three levels. The open-concept main floor flows easily between the kitchen, dining, and living areas, anchored by a kitchen island, pantry storage, and a full suite of appliances including an electric stove, refrigerator, microwave, and range hood. A 3-piece bathroom on the main level adds everyday practicality, while an electric fireplace brings warmth to the living space. Upper-level laundry and a DOUBLE ATTACHED GARAGE complete what is a genuinely functional home. Each of the two upper-floor bedrooms &mdash; including the primary &mdash; has its own private 4-piece ensuite, a detail that sets this unit apart from most townhouses in this price range. Skyview Ranch sits at the intersection of Stoney Trail and Deerfoot Trail, placing residents within minutes of Country Hills Village Shopping Centre, Skypointe Landing dining, and the walking and biking pathways that wind through the community. A condo fee of \$222/month covers snow removal. A solidly built home offering strong livability in one of Calgary's most connected northeast communities.