



**310 Skyview Ranch Grove NE
Calgary, Alberta**

MLS # A2315031



\$359,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,592 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Furniture Negotiable		

3 BEDS | 2.5 BATHS | 1,592 SQ FT | END UNIT | HUGE DEN/FLEX ROOM | SOUTH-FACING BALCONY | GREEN SPACE | GARAGE + FULL DRIVEWAY Rare opportunity to own a sought-after "Alder" layout unit in a well-planned, certified BUILT GREEN townhouse community in NE Calgary. This recently refreshed, lovingly maintained and owner-occupied home checks every box! Enjoy nearly 1,600 sq. ft. of thoughtfully designed living space with 3 spacious bedrooms, 2.5 bathrooms, a versatile den/flex room and an expansive south-facing balcony. Situated at the end of a quiet cul-de-sac in a desirable corner position, this home offers great curb appeal and more of a half-duplex feel. Numerous bonus side windows bring in an abundance of natural light year-round and a cool, refreshing breeze in the summer, while a huge green space to the east adds privacy and openness. Inside, the home has been painted from top to bottom in a bright white finish, replacing the previous darker tones and creating a modern, airy, move-in-ready feel throughout. The sunlit, open-concept main floor is designed for daily living and entertaining. The kitchen combines style and function with espresso-stained solid maple cabinetry, elegant stainless steel appliances and a large island with breakfast bar seating. The adjacent dining area has space to seat up to six people for memorable meals together. The well-positioned living room offers a comfortable place to relax and unwind with direct access to the balcony. As an extension of the main floor living space, it creates an ideal spot for morning coffee, afternoon tea or soaking up the sun. The natural gas BBQ line makes summer barbecues easier, with no propane tanks to refill or replace. Truly indoor-outdoor living at its finest! Upstairs, the king-sized primary bedroom feels warm and elevated with a stylish vaulted

ceiling, walk-in closet and a 4-pc ensuite with its own window. Two additional bedrooms and another full 4-pc bathroom complete the upper floor, giving families and guests the space they need. The lower level adds even more flexibility with a large den/flex room that can function as a home office, fitness area, kids's playroom, potential future bedroom or simply additional storage. The heated attached garage and full-length driveway provide parking for two cars on site with space left over for bikes, boxes and seasonal items. Arrive at Skyview Ranch Arbours is a professionally managed complex with beautiful landscaping, a lively children's playground, community garden plots, visitor parking and an electric vehicle (EV) charging station. Residents enjoy prompt snow removal and seasonal lawn care, making day-to-day living hassle-free. Located within walking distance to parks, schools, daycares, medical clinics, restaurants and everyday essentials like Chalo FreshCo, Shoppers Drug Mart & Dollarama. With quick access to Stoney Trail, Deerfoot Trail and YYC, this is an exceptionally well-connected place you'll love to call home. Priced to sell so don't miss out!