



GRASSROOTS
REALTY GROUP

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222 Skyview Ranch Boulevard NE
Calgary, Alberta

MLS # A2316681



\$479,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,252 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Welcome to Skyview Ranch, one of Calgary's most vibrant and family-friendly communities! Conveniently located right in front of a bus stop and park, this home is perfect for families and commuters alike. Everyday essentials are closer than ever, with schools, parks, shopping, and amenities just minutes away. New paint. Step inside to a bright, open-concept layout filled with natural light from large windows. The kitchen has a large ISLAND that also works as a breakfast bar. The dining area gives ample room for a dining set and a dedicated pantry for extra storage. A convenient 2-piece powder room completes this level. Upstairs, the spacious primary bedroom offers a huge walk-in closet and a luxurious 4-piece ensuite bathroom. The second level also includes two generously sized bedrooms and an additional 4-piece bathroom, ideal for a growing family. New roof done in 2025.