



GRASSROOTS
REALTY GROUP

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3206, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2318054



\$290,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Softwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Stone Counters, Storage, Vinyl Windows		

Inclusions: none

Located on a serene side of the building, overlooking the green spaces between, you're going to love this two bedroom, two bathroom unit with titled underground parking and ample storage. Enter through the foyer, and note the custom work station, for those working a few days from home! Through to the open plan main living space, you'll love the aesthetic of stone counters and stainless steel appliance package of the kitchen, and the natural light filtering through from outside. There's a breakfast bar for the morning coffee and a dining space for more formal meals. The generous living area overlooks the trees, as does the balcony, a great space to hang out for this coming BBQ season. There are two huge bedrooms, the primary has walkthrough closets and its own 4pc ensuite. And rounding out the plan, you'll find a second four piece washroom and in suite laundry! Park in the titled, underground parking (with associated storage locker in front), and walk to all this area has to offer! You are steps to walking paths and parks, shopping and schools, and restaurants and coffee shops are nearby, too! There's transit, handily located nearby and you are off on your life in your new home! Book your showing today!