



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

421 Skyview Ranch Circle NE
Calgary, Alberta

MLS # A2318408



\$470,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,271 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 250

LLD: -

Zoning: M-1

Utilities: -

Inclusions: NONE

Welcome to this beautifully maintained home offers the perfect blend of comfort, style, and convenience in the sought-after community of Skyview Ranch. The main floor features a bright and open-concept layout with a spacious living area, modern kitchen, and dining space ideal for both everyday living and entertaining. The kitchen is equipped with ample cabinetry, generous counter space, and contemporary finishes. Upstairs, you'll find well-sized bedrooms, including a comfortable primary bedroom with ample closet space. The home offers functional living areas throughout, making it an excellent choice for first-time home buyers, growing families, or investors. Enjoy the convenience of nearby schools, parks, playgrounds, shopping, public transit, and easy access to Stoney Trail, Deerfoot Trail, Calgary International Airport, and CrossIron Mills. Don't miss this opportunity to own a fantastic property in one of Calgary's most desirable northeast communities. Book your private showing today!