



GRASSROOTS

REALTY GROUP

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

MLS # A2319178



\$379,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,615 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Level, Low Maintenance Landscape, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and well maintained corner unit townhome thats move-in ready! Tucked away in a quiet neighbourhood, you're just minutes from shopping, restaurants, and all the amenities you need. This unique home offers nearly 1,600 square feet of developed living space, with a layout that gives you extra privacy by having no neighbours on one side. Inside, you'll find 4 bedrooms and 2.5 bathrooms, offering plenty of room for a growing family or guests. One of the great features is the private second-floor balcony, a perfect spot to relax with your morning coffee or unwind after a long day. You'll also appreciate the convenience of a single attached garage, an additional driveway parking space, and guest parking just steps from the front door. With quick access to Stoney Trail, CrossIron Mills, and Calgary International Airport, getting around the city is a breeze. This is the ideal blend of comfort, convenience, and location, perfect for anyone looking to call this vibrant community home.