



GRASSROOTS
REALTY GROUP

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130 Skyview Circle NE
Calgary, Alberta

MLS # A2328862



\$499,995

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,490 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained corner-unit townhome by Aurora Homes, ideally located in the desirable community of Skyview. Offering 1,490 sq. ft. of thoughtfully designed living space and NO CONDO FEES, this upgraded home combines functionality, space, and an exceptional location. The desirable corner-unit position provides additional windows throughout the home, filling the interior with an abundance of natural light. The main floor features 9-ft ceilings, creating an open, bright, and spacious atmosphere. Pride of ownership is evident throughout, with the home being exceptionally well maintained and in great condition. Upstairs you'll find 3 spacious bedrooms and 2.5 bathrooms, offering plenty of room for families, guests, or a home office. The home also features thoughtful upgrades throughout, making it move-in ready and easy to enjoy. One of the true highlights is the massive backyard. Fully fenced with premium Fortress-style fencing, this private outdoor space offers plenty of room for entertaining, children, pets, gardening, or simply relaxing outdoors. With no neighbors directly behind you, you can enjoy an added sense of privacy and tranquility. The location is equally impressive. Situated in Skyview, you'll have convenient access to major routes including Stoney Trail and Deerfoot Trail, making commuting throughout Calgary and beyond a breeze. Families will appreciate the numerous schools located nearby, while everyday shopping is easy with an abundance of commercial amenities, retail stores, restaurants, and grocery options close to home. With its desirable corner location, additional windows, 9-ft ceilings, upgraded finishes, massive private backyard, no condo fees, and excellent access to transportation and amenities, this Aurora Homes-built townhome is an opportunity you won't want to miss. A fantastic home in

Skyview offering the space, privacy, and convenience you've been looking for — all without condo fees!