

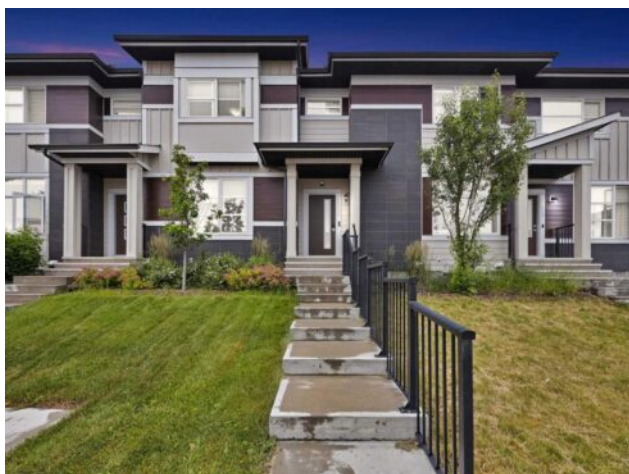


GRASSROOTS
REALTY GROUP

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109 Skyview Parade NE
Calgary, Alberta

MLS # A2332550



\$585,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry		

Inclusions: N/A

****NO CONDO FEES | LIKE NEW | OVER 2,300 SQ. FT. OF DEVELOPED LIVING SPACE | BRAND-NEW APPLIANCES | RO WATER SYSTEM | SMART THERMOSTAT | INSULATED DOUBLE GARAGE**** Welcome to this beautifully maintained, move-in-ready home in the highly desirable community of ****Skyview Ranch****. Offering ****over 2,300 sq. ft. of developed living space**** (1,567.53 sq. ft. above grade plus 738 sq. ft. in the fully finished basement), this stylish two-storey home combines modern finishes, thoughtful upgrades, and exceptional value—****with **no condo fees** and **immediate possession available****. The bright and inviting main floor showcases ****9-foot ceilings****, elegant luxury vinyl plank flooring, and an open-concept design ideal for both everyday living and entertaining. The contemporary kitchen features ****quartz countertops****, abundant cabinetry, a spacious center island, and ****brand-new appliances****, making it as functional as it is beautiful. The adjoining dining area includes custom built-in shelving, while a dedicated ****built-in work/study station****, convenient mudroom, and a 2-piece powder room complete the main level. Upstairs, you'll find a spacious primary retreat featuring a ****walk-in closet**** and a private ****3-piece ensuite****. Two additional generously sized bedrooms, a full ****4-piece bathroom****, and the convenience of an ****upstairs laundry room**** make this level perfect for growing families. The ****fully finished basement**** adds even more versatile living space with a large recreation room, a fourth bedroom, a full ****3-piece bathroom****, and ample storage. This home is loaded with premium upgrades, including: * Brand-new kitchen appliances * Central air conditioning * Reverse Osmosis (RO) drinking water system * Whole-home water softener * Filtered water system * Insulated double detached garage Step outside to a ****fully**

fenced, sunny south-facing backyard**, offering the perfect setting for relaxing, entertaining, or enjoying outdoor activities. The insulated double detached garage, with access from the paved back lane, provides year-round comfort, convenience, and additional storage. Location is everything, and this home delivers. Enjoy the convenience of being **within walking distance to two schools, grocery stores, parks, playgrounds, and everyday amenities**. You'll also appreciate the quick access to **Stoney Trail**, **Deerfoot Trail**, **Calgary International Airport**, and **CrossIron Mills**, making commuting, shopping, and travel exceptionally convenient. Combining modern style, thoughtful upgrades, a fully developed floor plan, and an unbeatable location, this exceptional home offers incredible value and is truly move-in ready. Don't miss your opportunity to make this beautiful Skyview Ranch property your new home!