



GRASSROOTS
REALTY GROUP

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604 Skyview Point Place NE
Calgary, Alberta

MLS # A2333045



\$375,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,629 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: none

Positioned on a prime corner lot, this beautiful three-storey townhome is one of the largest and most sun-drenched units in the entire complex, wrapped in extra windows that flood every level with natural light. The ground floor greets you with a versatile private den—ideal for a home office—alongside functional storage space and convenient access to the double attached garage. On the main living level, rich hardwood floors and fresh paint set an elegant tone for an open-concept layout anchored by a chef-inspired kitchen, complete with striking dark cabinetry, sleek granite countertops, an over-the-range microwave, and a massive center island that flows into an oversized dining area. The adjoining living room opens through patio doors to a private balcony perfect for outdoor relaxation, while a convenient half bath completes the space. Upstairs, brand-new plush carpeting spans three spacious bedrooms, including a serene primary suite featuring a full four-piece tiled ensuite to match the additional four-piece tiled family bath. Combining the expansive feel of a detached home with low-maintenance living, this move-in-ready property offers an extraordinary lifestyle in an unbeatable corner location. The location is fantastic, close to schools, shops, restaurants and amenities. Easy access to Stoney Tr as well to get around the city. Don't miss out on this one, it's a beauty!