



GRASSROOTS
REALTY GROUP

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652 Skyview Ranch Grove NE
Calgary, Alberta

MLS # A2339900

\$399,900

Division:	Skyview Ranch		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighb		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Wooden Shelving, Built-in Shelving Unit in the Basement, 3 TV Mounts		

OPEN HOUSE SATURDAY OCT. 24 1- 3 PM! CHECK OUT THE 3D TOUR! Welcome home to a CERTIFIED BUILT GREEN HOME (GOLD LEVEL) townhome with 1726 DEVELOPED SF and an ENERGUIDE RATING of 80! As you arrive at Skyview Ranch Arbours, this bright two-storey townhouse offers the space and privacy that are hard to find in townhouse living: three bedrooms, two and a half bathrooms, an attached garage, your own outdoor patio and a fully finished basement. Freshly REPAINTED and lovingly maintained, it is truly move-in ready. Step inside through the FIBERGLASS FRONT DOOR, and the main floor opens up before you. The kitchen is the heart of the home, with STAINLESS STEEL APPLIANCES, including a NEWER 2024 ELECTRIC RANGE, and a large island that works just as well for morning coffee as it does for entertaining. The OPEN CONCEPT dining and living space is flooded with natural light through wide patio doors. Slide them open and your living space extends outdoors onto a private patio, perfect for summer dinners and quiet evenings, with a GAS LINE already in place for the BBQ! A convenient two-piece bathroom rounds out this level. Upstairs, the primary bedroom is a real retreat, with soaring VAULTED CEILINGS, a walk-in closet and a four-piece ensuite. Two more comfortable bedrooms share a second four-piece bathroom, and laundry is right where you want it, on the same floor as the bedrooms, with a NEWER 2024 WASHER AND DRYER. The FULLY FINISHED BASEMENT adds extra living space, with BUILT-IN SHELVE designed around your entertainment setup. It is the ideal spot for movie nights, game days, or simply unwinding at the end of the day. You will appreciate having two parking spaces, one in the attached garage and a second on the concrete driveway. And when family and friends

come over, visitor parking is right across the street, complete with EV CHARGING STATIONS and within walking distance of the playground. How convenient is that! The community itself is a pleasure to come home to. The complex, Arrive at Skyview Ranch Arbours, is beautifully kept and PET-FRIENDLY, with a landscaped entrance. Getting around is easy via 60 Street NE, Méis Trail and Stoney Trail. Downtown is 20 minutes away, and Costco and CrossIron Mills are 10 minutes! Elementary schools, athletic fields and shopping are all just minutes away, including the Genesis Centre of Community Wellness. This is a home that is easy to love. Come and see it for yourself!