Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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71 Skyview Ranch Avenue NE
Calgary, Alberta

MLS # A2238984

$549,900

Division:	Skyview Ranch
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,529 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.04 Acre
Lot Feat:	Corner Lot, Front Yard, Landscaped, Paved, Street Lighting, Underground Sp

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 298
Basement:	None	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions:	NA

WELCOME to beautiful SKYVIEW RANCH. 3 storey townhome with a den on the main floor, DOUBLE ATTACHED GARAGE END UNIT , 3 bedrooms, 2.5 baths , AC System and LOW CONDO FEES. The main floor living area features an OPEN floor plan with 9' ceilings, LARGE BRIGHT WINDOWS, VINYL PLANKS flooring. BRIGHT & SPACIOUS kitchen with large island. COZY living room, Lots of natural light. Upper floor consists of Master Bedroom and an ensuite, 2 additional bedrooms with 4pc bath and laundry room completes the upper level. Future LRT station within walking distance, multiple schools and shopping nearby and a playground. Pls CALL NOW to view !!!