

**114 Skyview Ranch Road  
Calgary, Alberta**

**MLS # A2232589**



# \$415,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** None

Welcome to this stunning townhouse in sought after community of Skyview Ranch. This beautiful, well-maintained house has some great features i.e., attached heated garage, 9 feet ceiling, quartz counter tops, open floor plan with plenty of natural light streaming through, stainless steel appliances and ample storage place with large drawers and cabinets for bigger pots and pans. On main floor there is a perfect space for home office or play area. First floor has a living room features beautiful laminate floors, large windows, office nook and a balcony perfect for warm summer evenings and barbeque. Upstairs there are two bedrooms, with 2 full bathrooms and master bedroom has 2 good size closets. Excellent location with a quick access to the highway, shopping malls, schools and park is just across the street.