

**208 Skyview Ranch Circle NE
Calgary, Alberta**

MLS # A2236087



\$374,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	961 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Composite Siding, Masonite, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Price Reduced - incredible value you don't want to miss! OPEN HOUSE Saturday, July 12 from noon to 4:00 pm. Welcome to this exquisite townhome in the vibrant community of Skyview Ranch — perfect for first-time buyers or savvy investors. This beautiful residence offers 2 spacious bedrooms, 2.5 bathrooms, and a convenient single attached garage with an extra parking pad out front. Thoughtfully designed, the main level features an open-concept layout adorned with sophisticated finishes, including quartz counters, modern stainless-steel appliances, and ample cabinetry — a true culinary haven for any home chef. This home also boasts over \$10,000 in premium upgrades, including a gas range, a walk-in shower in the ensuite, tile flooring in all washrooms, a refrigerator with water dispenser, central A/C, and a humidifier — enhancing both comfort and value. Upstairs, you'll find two generous bedrooms, including a primary suite complete with its own private ensuite, offering both comfort and privacy. This low-maintenance complex provides a turn-key lifestyle, with condo fees covering exterior maintenance, snow removal, and landscaping, allowing you to simply enjoy life. Skyview Ranch is a welcoming, family-friendly neighborhood known for its extensive parks, walking paths, and green spaces including nearby ponds and Prairie Sky Park - perfect for maintaining an active lifestyle. You'll enjoy quick access to major routes like Stoney Trail and Deerfoot Trail, making commuting a breeze, and the community is just minutes from Calgary International Airport. All essential amenities are within easy reach: shopping, dining, fitness centers, medical services, and excellent schools such as Prairie Sky School (K-9), Saddle Ridge School (K-4), Peter Lougheed School (5-9), and Nelson Mandela High School. Thoughtfully upgraded and

meticulously maintained, this home is truly value priced to sell — especially given the high-end features included. Don't miss your chance to experience contemporary living in a dynamic and growing community. Please check out the virtual tours and contact me for a private viewing today! Please note: while the permits date to 2021, construction was completed in 2023, when the current owners moved in and began enjoying this beautiful new home.