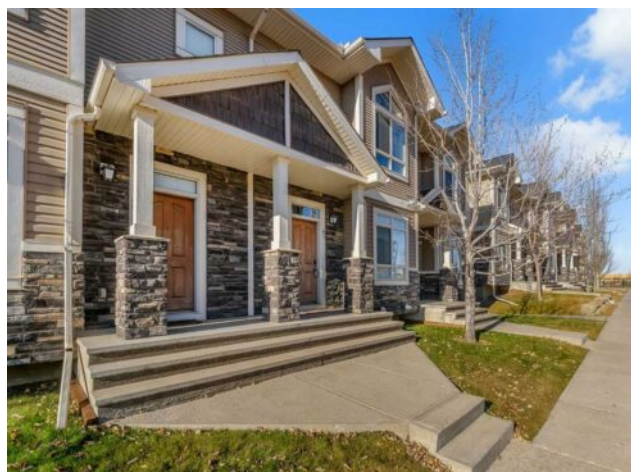


47 Skyview Ranch Gardens NE Calgary, Alberta

MLS # A2269493



\$350,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Window Coverings

UNBEATABLE VALUE IN SKYVIEW RANCH! Stop scrolling this stunning townhome truly has it all! Featuring two spacious primary suites, central A/C, and a heated double attached garage, this home is the perfect blend of comfort, style, and functionality. Step inside and fall in love with the bright, open-concept layout, vaulted ceilings, and sun-filled living room with a cozy gas fireplace and custom built-ins. The chef-inspired kitchen with stainless steel appliances and breakfast bar makes cooking and entertaining effortless. Enjoy morning coffee or evening BBQs on your private balcony with gas hookup, surrounded by peaceful green space right outside your door. Located in a quiet, well-managed complex just minutes from the airport, CrossIron Mills, major routes, schools, and parks, this home delivers the lifestyle your buyers have been dreaming of. LOW CONDO FEES, MOVE-IN ready, and aggressively priced — this gem won't last long! Book your showing today and see why this one is a true standout in Skyview Ranch!