

## 114 Skyview Ranch Gardens NE Calgary, Alberta

MLS # A2274161

# \$329,900



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch          |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,260 sq.ft.           | <b>Age:</b>   | 2010 (16 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> | See Remarks            |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air       | <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>   | High Ceilings    |                   |        |

**Inclusions:** Window Coverings

Welcome to 114 Skyview Ranch Gardens N.E. This 2 bedroom 3 bath townhouse is ideal for those looking to get into their home ownership journey. This property has been single owner maintained since new and features a fantastic open layout. You will love the 9' ceilings on both the main and upper levels of the home. With a 1/2 bathroom on the entry level and 2 more full bathrooms upstairs. The flex space in the entry level has great possibility to use however you wish. The main level feels spacious with a large kitchen, dining and living room with a gas fireplace. Bright windows and a large patio door fill the area with natural light and easy access to the large balcony. The upper level has 2 good sized bedrooms including a Primary with a full ensuite. Parking is easy with a good sized single attached garage and ample street parking a short distance. Skyview Ranch is a great community with lots of convenient features and the owner has really enjoyed living here.