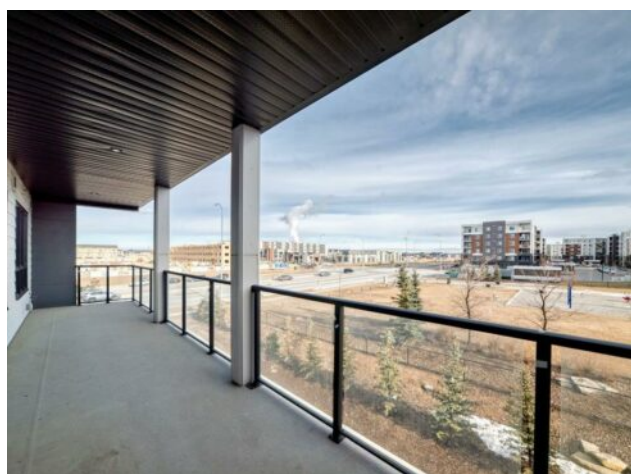


**3307, 60 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2280136**



# \$364,999

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 850 sq.ft.                         | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 349 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame  | <b>Zoning:</b>    | M-H1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |                   |        |

**Inclusions:** None

**2 BEDROOM + DEN, 2 FULL BATHROOMS, MASSIVE 32 FOOT BALCONY OVERLOOKING THE PARK, UNDERGROUND PARKING!**

Welcome home to a perfect blend of luxury & location! Ideally situated within walking distance to multiple shopping plazas and just steps away from transit, minutes from major roads, & a 10-minute drive to CrossIron Mills & Costco! Step inside to discover a bright, open-concept layout featuring UPGRADED KITCHEN with CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and a stylish QUARTZ ISLAND! You will find a cozy DEN that provides the perfect space for an OFFICE or flex area - whatever fits your lifestyle. The TWO BEDROOMS are thoughtfully sepatated for privacy and functionality. The PRIMARY MASTER BEDROOM features LARGE WINDOWS overlooking the HUGE BALCONY with the views of the GREEN SPACE. The WALK-THROUGH closet leads you to a STUNNING 4-PIECE ENSUITE complete with TALL CABINETS, DOUBLE SINKS, GORGEOUS QUARTZ COUNTERTOPS, & WALK-IN SHOWER- your personal spa at home! The second BEDROOM also enjoys beautiful views, along with a WALK-THROUGH closet that connects to the second FULL BATHROOM, that can also be accessed from the hall way, providing ease and convenience for guests. Elegant finishes include TALL CABINETRY & QUARTZ COUNTERTOPS! Step into your MASSIVE 32-FOOT covered BALCONY - perfect for relaxing, entertaining, or grilling under the built-in pot lights as you enjoy the open skies and natural light. Welcome to your new home, where LUXURY, COMFORT, and CONVENIENCE come together beautifully.