

**307 Skyview Ranch Grove NE  
Calgary, Alberta**

**MLS # A2284354**



**\$350,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,355 sq.ft.	<b>Age:</b>	2014 (12 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>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Skyview Ranch Grove — a beautifully maintained multi-level townhouse offering modern finishes, smart design, and comfortable everyday living. From the moment you step inside, you'll notice the pride of ownership and lightly lived-in condition that gives this home the feel of a new build. Contemporary cabinetry, quality flooring, and sleek countertops create a clean, modern aesthetic that's both stylish and practical. The main living level is thoughtfully designed with an open-concept layout where the living room, dining area, and kitchen flow seamlessly together. High ceilings enhance the sense of space and allow natural light to move freely throughout. Whether you're entertaining guests or enjoying a quiet evening at home, the layout keeps everyone connected while still feeling spacious and comfortable. The kitchen is generously sized and highly functional, offering ample counter space, modern cabinetry, and excellent ventilation. It's designed for real life — easy meal prep, everyday organization, and effortless hosting. A built-in Heat Recovery Ventilator (HRV) improves air quality and energy efficiency year-round. Upstairs, you'll find two well-sized bedrooms that provide flexibility for a variety of needs. The primary bedroom offers a comfortable retreat with plenty of room for a full bedroom set, while the second bedroom works perfectly as a guest room, child's room, or home office. Two bathrooms help keep daily routines running smoothly. Ideally located near parks, walking paths, K-9 schools including Apostles of Jesus and Prairie Sky School, and major amenities such as CrossIron Mills and the airport, this home offers convenience without sacrificing comfort. Modern, functional, and move-in ready — a perfect fit for first-time buyers, young families, or investors looking for quality in a

growing community.