

### 515 Skyview Ranch Grove NE Calgary, Alberta

MLS # A2285869



## \$365,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,395 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>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Storage		

**Inclusions:** N/A

Welcome to this beautifully upgraded corner-unit townhome offering 2 primary bedrooms + den and 2.5 BATHS in a fantastic Calgary location. The bright living room features a stunning REAL STONE FEATURE WALL, custom built-ins, and an elegant electric FIREPLACE. The kitchen boasts granite countertops, a large island with eating bar, and flows into the formal dining area with access to a private balcony complete gas BBQ hookup. Upstairs you'll love the VAULTED ceilings, convenient upper-floor laundry, and two spacious bedrooms including a generous master suite with room for a king-sized bed, walk-in closet, and a 3-piece ensuite featuring HEATED TILE flooring and an upgraded quartz vanity. The single attached garage includes CUSTOM SHELIVING. Ideally located near visitor parking, schools, and shopping. A must-see corner unit with excellent upgrades and unbeatable convenience!