# \$474,500 - 811 Skyview Ranch Grove Ne, Calgary

MLS® #A2197959

#### \$474,500

4 Bedroom, 3.00 Bathroom, 1,597 sqft Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this Corner Unit Townhome featuring 1,596+ sqft with a gorgeous kitchen and a contemporary design. The attached garage at entrance offers plenty of storage space for your everyday needs; stepping up, you will find a spacious living room featuring high-end laminate flooring throughout with granite countertop and stainless steel appliances. Enjoy a beautiful sunset? A large patio door leads to the balcony where you will treasure such precious moments with your beloved ones! Laundry is well positioned to by 2-piece bathroom with thoughtfully designed storage space. The master bedroom boasts the vaulted ceiling, a spacious walk-in closet and a 3-piece ensuite. Kids would benefit from the walking distance to Prairie Sky School, Apostles of Jesus School, Purple Potamus Preschool and quite a few playgrounds - not to mention the one right beside your complex! You will also find commuting a breeze with easy access to Stoney Trail. Book a viewing today and discover the great potential Skyview Ranch has yet to offer!







Built in 2014

#### **Essential Information**

MLS® #	A2197959
Price	\$474,500
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	0.00
Year Built	2014
Туре	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

# **Community Information**

Address	811 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R7

### Amenities

Amenities	Park, Parking, Visitor Parking, Playground
Parking Spaces	1
Parking	Guest, Off Street, On Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Vaulted		
	Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar		
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings		
Heating	Forced Air		
Cooling	None		
Has Basement	Yes		
Basement	See Remarks		

### Exterior

Exterior Features	Balcony, Lighting, Uncovered Courtyard
Lot Description	Corner Lot, Few Trees, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	62
Zoning	M-1

#### **Listing Details**

Listing Office LPT Realty

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