

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

**MLS # A2166986**



**\$474,500**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** none

Step into your new stunning townhome in the growing community of Skyview Ranch! This south-facing corner unit is incredibly bright and features the most extensive layout in the complex. It includes three bedrooms, a large bonus room, and 2.5 baths. As you enter the home, you'll find an enormous flex/office room that can be easily converted into a 4th bedroom, boasting plenty of windows to keep it bright and light. The attached and heated garage has enough room for a vehicle and additional storage for bikes or tools. Start your day in the sun-filled, open-layout kitchen with quartz countertops, stainless steel appliances, and plenty of extra cabinet storage. The kitchen boasts a large island with bonus storage and a good-sized dining room flowing into the living room. This space is perfect for entertaining, with access to the upper south-facing balcony, the ideal spot for friends and family or simply a place to enjoy the sunshine. You'll find a half bath and a laundry room with a stacked washer/dryer just around the corner. Upstairs, there are three spacious bedrooms with vaulted ceilings, as well as a 4-piece bathroom with quartz counters. The primary bedroom easily accommodates a king-sized bed, including a walk-in closet and a 3-piece ensuite bath. This home is the perfect place to start creating memories. It has many features, including your very own A/C for your hot summer days. You will love the ambience as it is ideally situated to enjoy plenty of natural light all year round—easy access to Stony Trail, schools, parks, and other amenities.