

**208 Skyview Ranch Circle NE**  
**Calgary, Alberta**

**MLS # A2236087**



**\$385,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	2021 (4 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>	Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Masonite, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	N/A		

OPEN HOUSE Sunday July 6 from 1:00 pm to 4:00pm. Welcome to this exquisite townhome in the vibrant community of Skyview Ranch — perfect for first-time buyers or savvy investors. This beautiful residence offers 2 spacious bedrooms, 2.5 bathrooms, and a convenient single attached garage with an extra parking pad out front. Thoughtfully designed, the main level features an open-concept layout adorned with sophisticated finishes, including quartz counters, modern stainless-steel appliances, and ample cabinetry — a true culinary haven for any home chef. This home also boasts over \$10,000 in premium upgrades, including a gas range, a walk-in shower in the ensuite, tile flooring in all washrooms, a refrigerator with water dispenser, central A/C, and a humidifier — enhancing both comfort and value. Upstairs, you'll find two generous bedrooms, including a primary suite complete with its own private ensuite, offering both comfort and privacy. This low-maintenance complex provides a turn-key lifestyle, with condo fees covering exterior maintenance, snow removal, and landscaping, allowing you to simply enjoy life. Skyview Ranch is a welcoming, family-friendly neighborhood known for its extensive parks, walking paths, and green spaces including nearby ponds and Prairie Sky Park - perfect for maintaining an active lifestyle. You'll enjoy quick access to major routes like Stoney Trail and Deerfoot Trail, making commuting a breeze, and the community is just minutes from Calgary International Airport. All essential amenities are within easy reach: shopping, dining, fitness centers, medical services, and excellent schools such as Prairie Sky School (K-9), Saddle Ridge School (K-4), Peter Loughheed School (5-9), and Nelson Mandela High School. Thoughtfully upgraded and meticulously maintained, this home is truly value priced to sell

— especially given the high-end features included. Don't miss your chance to experience contemporary living in a dynamic and growing community. Please check out the virtual tours and contact me for a private viewing today!