

**82 Skyview Ranch Avenue NE**  
**Calgary, Alberta****MLS # A2247130****\$374,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

**Heating:** Forced Air**Floors:** Carpet, Laminate**Roof:** Shingle**Basement:** None**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** Open Floorplan, Quartz Counters, Vaulted Ceiling(s)**Water:** -**Sewer:** -**Condo Fee:** \$ 292**LLD:** -**Zoning:** m-1**Utilities:** -**Inclusions:** none

Open House: Aug 16: 1030am - 12pm & Aug 17th: 11:30am - 1:30 pm. \*Watch the video\* The SHOWSTOPPER you have been waiting for has arrived! Sleek, bright, & modern! Gorgeous Home! Get ready to fall in love! 2 BED + FLEX ROOM | 2.5 BATH | APPROX 1260 SQFT | SINGLE GARAGE + DRIVEWAY | UPGRADED HOME | BRAND NEW REFRIGERATOR | OPEN FLOOR PLAN | PRIVATE BALCONY | A/C ROUGH IN | EXTRA STREET PARKING | EXCELLENT LOCATION. This home is about to leave you at a WOW! Upon entrance, you'll be welcomed by a spacious flex room which could perfectly be used to set up your work from home area or even for your gym/yoga room. The conveniently located half bath and access to the garage completes this level. Walking upstairs, you'll be left stunned by the open and bright floor plan featuring a spacious living room for your daily entertainment needs with an attached wide balcony overlooking the small playground - perfect for your morning tea/coffee. Adjacent to the living room is the dining area which could fit in an 6-seater easily. The stunning chef's kitchen featuring stylish quartz countertops, elegant backsplash, stainless appliances, white cabinets, and pendant lights. The third level features 2 spacious bedrooms including the primary bedroom with vaulted ceilings, dual closet doors, and its own ensuite. The spacious second bedroom (has extra space to set up a desk/chair along with a bed) has a shared bathroom just adjacent to it. The stacked laundry with some added storage is just a bonus among many others. Recently serviced furnace! Situated close to shopping, amenities, and transit, this condo offers a perfect blend of modern comfort and unbeatable location. Minutes away from shopping, schools, restaurants, grocery stores, Calgary International Airport, Cross Iron Mall, and easy access to Deerfoot Trail and

Stoney Trail. Come and make this beautiful townhouse a place you can call a home.