

**114 Skyview Ranch Gardens NE
Calgary, Alberta****MLS # A2274161****\$339,000**

Division:	Skyview Ranch	
Type:	Residential/Five Plus	
Style:	2 Storey	
Size:	1,260 sq.ft.	Age: 2010 (16 yrs old)
Beds:	2	Baths: 2 full / 1 half
Garage:	Single Garage Attached	
Lot Size:	0.02 Acre	
Lot Feat:	See Remarks	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	Window Coverings		

Welcome to 114 Skyview Ranch Gardens N.E. This 2 bedroom 3 bath townhouse is ideal for those looking to get into their home ownership journey. This property has been single owner maintained since new and features a fantastic open layout. You will love the 9' ceilings on both the main and upper levels of the home. With a 1/2 bathroom on the entry level and 2 more full bathrooms upstairs. The flex space in the entry level has great possibility to use however you wish. The main level feels spacious with a large kitchen, dining and living room with a gas fireplace. Bright windows and a large patio door fill the area with natural light and easy access to the large balcony. The upper level has 2 good sized bedrooms including a Primary with a full ensuite. Parking is easy with a good sized single attached garage and ample street parking a short distance. Skyview Ranch is a great community with lots of convenient features and the owner has really enjoyed living here.