

# \$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          |
| Type           | 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, Playground, Visitor Parking           |
| Parking Spaces | 1  |
| Parking        | Off Street, On Street, Single Garage Attached, Guest |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Closet Organizers, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| 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, Landscaped, Views, Few Trees |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 31              |
| Zoning         | M-1             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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