

\$425,000 - 907 Skyview Ranch Grove Ne, Calgary

MLS® #A2116552

\$425,000

2 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to "Arrive" and one of the best managed complexes located in the heart of highly desired Skyview Ranch. This exquisite 2-bedroom, 2.5-bathroom townhouse redefines modern living, combining luxurious finishes with functional design across three spacious stories. Every detail is meticulously crafted to offer an unparalleled living experience and is a rare opportunity for investors, first time home buyers, and empty nesters. This home has an inviting curb appeal with impressive roof lines and a tasteful exterior décor. The front single car attached garage is beyond just a parking space, this area offers an incredible opportunity to create your own home gym, blending convenience with health-focused living. Step inside to the warmth and elegance that characterizes the second level. Here, the open floor plan effortlessly connects the living room and kitchen, crafting an environment perfect for both tranquil moments and vibrant gatherings. The kitchen stands as a testament to culinary excellence, boasting a generous island that not only enhances your cooking experiences but also serves as a central hub for entertainment and connection. High ceiling cabinetry, coupled with a premium stainless steel appliance package, speaks volumes of the quality and sophistication that define this space. It's where functionality meets beauty and will be home to many amazing family memories! The living room, graced with luxurious flooring, offers a sanctuary for



relaxation and entertainment. Whether you're reveling in the excitement of a game night or immersed in the latest cinematic release, this space adapts to every mood and occasion. Adding to the allure is a 2-piece bathroom, conveniently located for guests, and sliding door access to a private balcony, where the outside world gently blends with your own. Ascend to the upper level, where the private quarters await. Two beautifully appointed bedrooms offer serene retreats from the hustle and bustle of daily life. The primary bedroom will easily accommodate larger furniture and is complete with a walk-in closet and the spa influenced 4-piece bathroom. Each room has been thoughtfully designed with comfort in mind, promises restful nights and refreshed mornings. Finishing this level is convenient laundry and another 4-piece bathroom. From the open concept living spaces perfect for hosting friends and family, to quiet mornings spent on your private balcony soaking in the tranquility of your surroundings, every aspect of this townhouse has been designed to enhance your life! Skyview Ranch is a family friendly neighbourhood and is in walking distance to playgrounds, public transportation, grocery, and many other amenities. Easy access to all major roadways and a short drive to the Airport and Downtown Calgary!

Built in 2014

Essential Information

MLS® #	A2116552
Price	\$425,000
Sold Price	\$417,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,416
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	907 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0K6

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	June 6th, 2024

Days on Market	71
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.