

# \$422,500 - 106 Skyview Ranch Grove Ne, Calgary

MLS® #A2177954

**\$422,500**

3 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

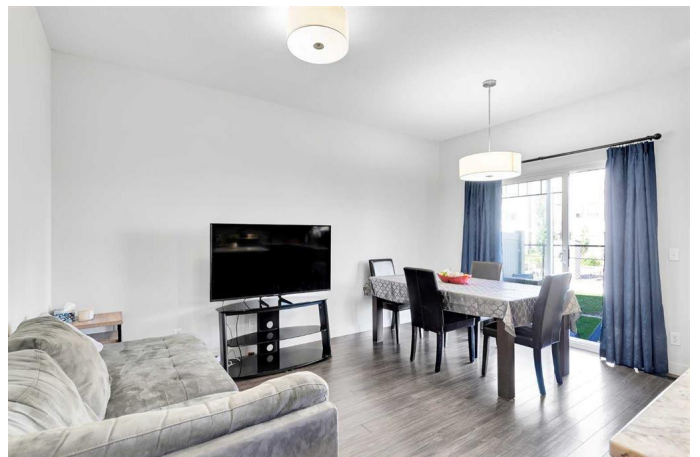
Welcome to Skyview Ranch! This FRESHLY REPAINTED, impeccably maintained 2-storey townhouse offers over 1,200 sq ft of comfortable living space, featuring 3 spacious bedrooms, 2.5 baths, and the convenience of a single attached garage. Step inside to an inviting main floor with an open-concept layout, highlighted by stunning laminate flooring throughout. The modern kitchen boasts sleek wood cabinetry, granite countertops, a large island, and stainless-steel appliances. Upstairs, you'll find 3 generously sized bedrooms, including the primary suite, complete with vaulted ceilings, a large walk-in closet, and a 4-piece ensuite. A second full bathroom and a laundry area provide added convenience on the upper level. The backyard has green space and a patio with gas hookup, ideal for enjoying BBQs on warm, sunny days. The attached garage is complemented by a driveway offering additional parking for multiple vehicles. Perfectly located on a quiet street in a good neighborhood, this home is just minutes from playgrounds, daycares, and shopping. With quick access to Stoney Trail, commuting and exploring the city is effortless. This exceptional family home is waiting for you! Book your private viewing today!

Built in 2014

## Essential Information

MLS® #

A2177954



|                |               |
|----------------|---------------|
| Price          | \$422,500     |
| Sold Price     | \$416,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,222         |
| Acres          | 0.04          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 106 Skyview Ranch Grove Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 0R6                    |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached        |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Walk-In Closet(s), Closet Organizers, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan                |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Rectangular Lot, Back Yard      |
| Roof            | Asphalt Shingle                 |
| Construction    | Vinyl Siding, Wood Frame, Stone |
| Foundation      | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2024 |
| Date Sold      | December 5th, 2024 |
| Days on Market | 28                 |
| Zoning         | M-1                |
| HOA Fees       | 0.00               |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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