

**3307, 60 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2280136**



**\$319,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** None

**2 BEDROOM + DEN, 2 FULL BATHROOMS, MASSIVE 32 FOOT BALCONY OVERLOOKING THE PARK, UNDERGROUND PARKING!**  
Welcome home to a perfect blend of luxury & location! Ideally situated within walking distance to multiple shopping plazas and just steps away from transit, minutes from major roads, & a 10-minute drive to CrossIron Mills & Costco! Step inside to discover a bright, open-concept layout featuring **UPGRADED KITCHEN** with **CEILING-HEIGHT CABINETRY**, **STAINLESS STEEL APPLIANCES**, and a stylish **QUARTZ ISLAND**! You will find a cozy **DEN** that provides the perfect space for an **OFFICE** or flex area - whatever fits your lifestyle. The **TWO BEDROOMS** are thoughtfully separated for privacy and functionality. The **PRIMARY MASTER BEDROOM** features **LARGE WINDOWS** overlooking the **HUGE BALCONY** with the views of the **GREEN SPACE**. The **WALK-THROUGH** closet leads you to a **STUNNING 4-PIECE ENSUITE** complete with **TALL CABINETS**, **DOUBLE SINKS**, **GORGEOUS QUARTZ COUNTERTOPS**, & **WALK-IN SHOWER**- your personal spa at home! The second **BEDROOM** also enjoys beautiful views, along with a **WALK-THROUGH** closet that connects to the second **FULL BATHROOM**, that can also be accessed from the hall way, providing ease and convenience for guests. Elegant finishes include **TALL CABINETRY & QUARTZ COUNTERTOPS**! Step into your **MASSIVE 32-FOOT covered BALCONY** - perfect for relaxing, entertaining, or grilling under the built-in pot lights as you enjoy the open skies and natural light. Welcome to your new home, where **LUXURY, COMFORT, and CONVENIENCE** come together beautifully.