

**516, 95 Skyview Close NE**  
**Calgary, Alberta**

**MLS # A2284134**



**\$434,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Other, See Remarks, Tile

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 230

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** M-2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Welcome to this beautifully crafted modern Townhouse featuring 3 bedrooms, 3 full bathrooms, and a DOUBLE TANDEM GARAGE in the sought-after Skyview Ranch NE community in Calgary. Blending style with practicality, this home provides generous space and thoughtful upgrades throughout. The main level includes a spacious double tandem garage with extra storage, perfect for vehicles, tools, or seasonal items. The second level showcases a chef-inspired kitchen with glossy DUAL TONE CABINETRY, a large ISLAND WITH QUARTZ COUNTERTOPS, sleek STAINLESS STEEL APPLIANCES, a modern range hood, and ample counter and storage space. The open-concept living and dining areas are filled with natural light through oversized windows and feature a fireplace that adds warmth and character. Elegant LVP flooring enhances the modern aesthetic. This level also offers a bedroom and a full bathroom with a standing shower, ideal for guests, in-laws, or a home office. Upstairs, the third level provides privacy and comfort with TWO SPACIOUS PRIMARY BEDROOMS, each with its OWN PRIVATE ENSUITE bathroom. A conveniently located laundry room adds practicality. Location is key, and this home excels in that regard. You're within walking distance of Prairie Sky School, Apostles of Jesus School, and Kidz Space Daycare, making it perfect for families. Just a minute away, a vibrant shopping plaza offers grocery stores, banks, cafes, and a variety of dining options. Calgary International Airport is just 10 minutes away for travellers. Downtown Calgary is within 20 minutes, with quick access to Deerfoot Trail and Stoney Trail, ensuring easy connectivity. With modern finishes, a versatile layout, a prime location, and convenience, this home has everything you need. Whether you're a first-time buyer, a growing family, or an investor, this is an

exceptional opportunity to own a unique home in Skyview Ranch. Don't miss your chance to make it yours!