

**636 Skyview Ranch Grove NE**  
**Calgary, Alberta**

**MLS # A2303391**



**\$399,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks		

**Inclusions:** NA

Step into this delightful 1,236 sqft townhome nestled within the vibrant and secure gated community of Skyview Ranch. This meticulously maintained residence exudes charm and offers residents a tranquil sense of security. As you enter, you'll find a welcoming layout featuring three spacious bedrooms and two and a half well-appointed bathrooms located on the upper floors. Each bedroom is designed to be a cozy retreat, perfect for relaxation. The fully finished basement expands your living space, offering a versatile flex area along with an additional full bathroom — a perfect setup for entertaining guests or accommodating family needs. Natural light pours in through large windows strategically placed throughout the home, creating an inviting ambiance that highlights the warm tones of the interiors. Convenience is at your doorstep, with schools, a variety of restaurants, grocery stores, and a bus stop all within easy reach. The upcoming train station promises to enhance accessibility even further, making it a prime location for modern living. The expansive and thoughtfully designed basement presents endless possibilities for extra living space or entertainment, ensuring that this home can adapt to your lifestyle needs. Brand New Paint throughout the house was recently done.