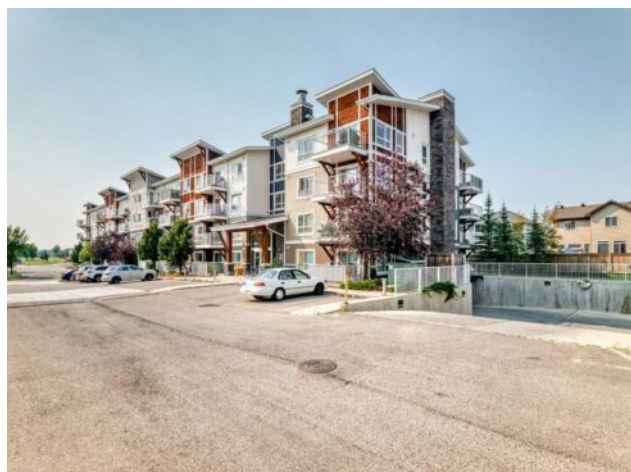


4116, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2331241



\$290,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to Orchard Sky at Skyview Ranch in Northeast Calgary! This bright and spacious end-unit apartment features an open-concept layout with large windows on two sides, filling the home with natural light. The living room offers access to a private balcony, while the dining area flows into the modern kitchen with stainless steel appliances, quartz countertops, an undermount sink and ample storage. Pendant lights in living area and kitchen enhance the beauty of the unit. A convenient office nook with a built-in desk and connectivity provides an ideal workspace. The primary bedroom features large windows, a closet and a private 4-piece ensuite. The second bedroom is thoughtfully separated from the primary for added privacy, with a second full bathroom nearby. Durable flooring throughout and cozy bedroom carpeting offer comfort and easy maintenance. A titled underground parking stall is included. Skyview Ranch offers convenient access to Calgary International Airport, Deerfoot Trail, Stoney Trail, and nearby Airdrie, along with schools, shopping, parks, and green spaces, making it an ideal community for comfortable and convenient living.