

**1406, 240 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2347724**



**\$229,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 842 sq.ft.                                         | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                                                                                                         |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Cork, Tile                                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                         | <b>Condo Fee:</b> | \$ 594 |
| <b>Basement:</b>   | -                                                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                         | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to Skymills! This bright and spacious top-floor 2-bedroom, 2-bathroom condo offers an excellent layout with no neighbors above. One of the most sought-after floor plans in the complex, featuring bedrooms positioned on opposite sides of the unit for exceptional privacy and an impressive granite desk/workstation area that is perfect for working from home. The stylish kitchen showcases granite countertops, stainless steel appliances, The primary retreat includes a double walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently located near another full 4-piece bathroom. Enjoy cork flooring throughout the main living area, in-suite laundry, and a large storage room. Step onto the spacious east-facing balcony and enjoy the morning sun while taking advantage of the natural gas BBQ or patio heater hookup. Complete with a heated underground parking stall and situated in a quiet location with quick access to Metis Trail and Stoney Trail, this home offers comfort, convenience, and value. This is the best value in beautiful Skymills!!