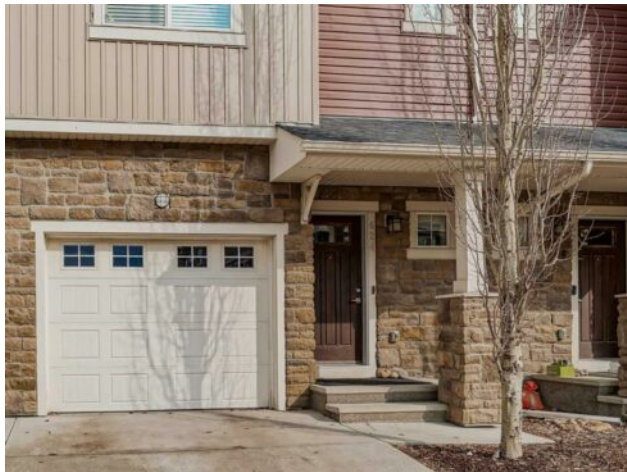


624 Skyview Ranch Grove NE Calgary, Alberta

MLS # A2209243



\$425,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,190 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Door Opener, Insulated, Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Paved | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 292 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

****Welcome to 624 Skyview Ranch Grove NE in the vibrant community of Arrive at Skyview Ranch Arbours! This bright and sunny 3-bedroom townhome offers almost 1200 sqft of beautifully designed living space plus a partially finished basement, ready for your personal touch. With LOW CONDO FEES, this home is ideal for first-time buyers, investors, or anyone looking for effortless, low-maintenance living! **Step into a bright and airy open-concept main floor where beautiful laminate flooring ties together the spacious living, dining, and kitchen areas. The modern kitchen features crisp white cabinetry, sleek stainless steel appliances, and a generous center island—perfect for prepping meals or hosting friends. No carrying groceries up a level to the kitchen here! **The living area opens onto a private back patio through sliding glass doors, ideal for summer grilling and outdoor relaxation. A 2-piece powder room completes the main level. **Upstairs, fall in love with the DREAM primary suite, complete with vaulted ceilings, a walk-in closet, and a 4-piece ensuite bath. Two more generous bedrooms, a second full bath, and upstairs laundry make for a functional and family-friendly upper floor. **The partially finished basement offers a bright, spacious area perfect for a home gym, office, or playroom—and is just awaiting your final touches to make it your own. **Additional perks include a front attached garage PLUS a full driveway—room for two vehicles! Condo fees cover landscaping, snow removal, and access to a common PLAYGROUND, making life that much easier and enjoyable. **Unbeatable location: Just minutes to schools, shopping, dining, public transit, Calgary International Airport (13 mins), and CrossIron Mills Mall (12 mins). Don’t miss out on this fantastic opportunity—call your favorite Realtor today to book a private**

showing!**