



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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307 Skyview Ranch Grove NE  
Calgary, Alberta

MLS # A2238889



**\$435,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Skyview Ranch          |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | Townhouse              |        |                   |
| Size:     | 1,395 sq.ft.           | Age:   | 2014 (11 yrs old) |
| Beds:     | 2                      | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | 0.02 Acre              |        |                   |
| Lot Feat: | Interior Lot           |        |                   |

|             |                                |            |        |
|-------------|--------------------------------|------------|--------|
| Heating:    | Forced Air                     | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl            | Sewer:     | -      |
| Roof:       | Asphalt Shingle                | Condo Fee: | \$ 292 |
| Basement:   | None                           | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame       | Zoning:    | M-1    |
| Foundation: | Poured Concrete                | Utilities: | -      |
| Features:   | Kitchen Island, Open Floorplan |            |        |

Inclusions: Window coverings

Beautifully Maintained Multi-Level Townhouse in Skyview Ranch Grove This well-kept home features quality finishes throughout, including modern cabinets, flooring, and countertops. The spacious layout offers high ceilings, 2 bedrooms, and 2 bathrooms, providing a comfortable and functional living space. Lightly lived in, the property maintains the fresh feel of a new build. - Ideally located near parks, K-9 schools (Apostles of Jesus and Prairie Sky School), and major amenities such as CrossIron Mills and the airport. The home is equipped with a Heat Recovery Ventilator (HRV) for year-round fresh air and improved energy efficiency. - A generously sized, well-ventilated kitchen makes meal preparation a pleasure, with ample space for daily cooking and entertaining.