



# 240 Skyview Ranch Road Calgary Alberta

\$354,900

Experience the charm of this bright and sunny 2-bedroom, 2-bathroom fully upgraded corner unit in the sought-after Skyview Ranch community. This unit comes with underground heated parking stalls and dedicated assigned storage. Start your day with captivating garden views, creating a serene and visually stunning atmosphere. The living room connects to a balcony, providing a peaceful view of the quiet community common area, perfect for moments of relaxation. The kitchen is a culinary delight, featuring contemporary cabinetry with ample storage space, a raised granite breakfast bar, and high-quality stainless-steel appliances for effortless cooking and entertaining. This upgraded unit boasts luxury vinyl plank (LVP) flooring, an extra pantry cabinet adjoining a serving cabinet, and additional storage cabinets at the front with a quartz countertop for decoration. Discover two generously sized bedrooms, including a master suite with a 4-piece ensuite and large windows that bathe the room in natural light. Step onto your private balcony, where a gentle breeze and the soothing sounds of birds offer an ideal space for relaxation or outdoor seating. A gas line is installed for summer BBQs. Enjoy the convenience of in-suite laundry facilities. A special feature of this unit is its enhanced "accessibility" with the main bathroom tub converted into a walk-in. The condo includes a titled underground heated parking stall, and an assigned storage unit for your vehicles and extra belongings. One of the biggest benefits is the 2-minute walking distance to both a Public School (K-9) and a Catholic School (K-9). Additionally, there is convenient access to a shopping plaza, grocery stores, a commercial plaza, Costco, several restaurants, and Calgary International Airport. Public transportation is easily accessible with a bus stop right outside the building, and the future extension of...

Living room 11.09 Ft x 10.92 Ft

Kitchen 12.33 Ft x 9.25 Ft

Primary Bedroom 16.33 Ft x 11.92 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Bedroom 14.00 Ft x 11.83 Ft

4pc Bathroom 8.67 Ft x 8.58 Ft

Dining room 12.33 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:

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