



# 425 Skyview Ranch Circle Calgary Alberta

\$445,000

Welcome to the stunning BRAND NEW townhome in the highly sought-after community of Skyview Ranch. WEST Facing, BACKING ONTO ROAD- providing ample privacy and plenty of sunlight throughout the day! This charming three-bedroom townhome seamlessly combines modern living with functional elegance. Upon entry, the ground floor beckons with a generously proportion tandem garage providing ample space for your TWO VEHICLES as well as additional storage. As you make up your way to the second floor, you will find yourself in a living space that's been carefully designed for comfort and convenience. The living area features an open plan with 9' ceilings with pot lights, blind window coverings, and LUXURY vinyl flooring. A kitchen that is STYLISH and PRACTICAL, completed with a chic island and QUARTZ COUNTERTOPS. Connected to the kitchen is an open living room and dining area that extends onto a delightful BALCONY. The balcony also has a gas BBQ line. Adjacent to the kitchen is a convenient two-piece washroom and storage closet, adding a touch of organization to your home. The third-floor features a master bedroom with a three piece attached washroom and expansive closets, offering an abundance of STORAGE space for your wardrobe and personal belongings. The third floor is also equipped with a convenient stacked LAUNDRY and an extra full bathroom. Two generously sized bedroom completes this level, providing versatility for family living, guest accommodation, or a home office. Quiet Wall system, HRV heat recovery ventilation and on-demand hot water tank paired with an IBC Air Handler. Walking distance to future LRT station, bus stop, PRAIRIE SKY SCHOOL, APOSTLE OF JESUS school, grocery stores, DOLLARAMA, BANKS, PARK, and so much more. few minutes away from airport and Stoney Trail. This townhome in Skyview Ranch is a perfect blend of style and convenience. The house comes ...

2pc Bathroom 8.33 Ft x 3.83 Ft  
Dining room 11.42 Ft x 10.08 Ft  
Kitchen 11.83 Ft x 8.67 Ft  
Living room 15.25 Ft x 8.58 Ft  
4pc Bathroom 8.00 Ft x 5.08 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft  
Bedroom 7.50 Ft x 12.25 Ft  
Bedroom 7.42 Ft x 12.25 Ft  
Primary Bedroom 13.00 Ft x 10.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**Mirror**

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