



Property boundary lines are approximate

## 291 Skyview Ranch Road Calgary Alberta

\$440,000

Welcome to your dream townhome in the heart of Skyview Ranch! This three-story 1363 sq ft freshly painted home, boasts modern touches with black window and door trim against fresh white walls. The updated touches don't stop there as you'll notice the corresponding black door hardware and new fixtures. Step in the front entry to the open and airy lower main. This stylish space is perfect for workouts, a home office, or perhaps a sitting room or play area if you have a young family. The full-height, built-in, mirrored door Pax cabinet provides for plenty of storage for coats, workout equipment, or toys. Heading upstairs to the main level you'll find more of the open concept feel. The main is complete with a half bath, broom closet, dining area, living area, ample kitchen, and nine-foot ceilings. The kitchen features a large island and breakfast bar peninsula, both with granite countertops. Also find stainless steel appliances, a spacious pantry behind a modern barn door, and pull-out cabinet drawer organizers. The living area offers a large entertainment wall perfect for that big screen, and patio slider that gives instant access to your front balcony, a cozy spot to enjoy morning coffee or evening breezes. Also find a convenient built-in desk ready for work assignments, or homework for the kids as you're preparing meals. Move up to the top level, again with nine-foot ceilings, to find three bedrooms, a newly renovated guest bath, a convenient laundry closet with stacked washer and dryer. The primary bedroom includes including a large closet, and its own updated 4pc ensuite with new vanity allowing extra storage and a high-rise dual flush toilet. But the perks don't stop there - this townhome is a tech-savvy haven! LED lighting throughout adds a touch of eco-friendliness, automated window coverings bring a touch of futuristic flair, while the high-speed network and c...

Kitchen 11.17 Ft x 12.42 Ft

Dining room 7.08 Ft x 11.17 Ft

Living room 13.08 Ft x 13.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.25 Ft x 11.92 Ft

Bedroom 9.08 Ft x 9.92 Ft

Bedroom 7.67 Ft x 8.58 Ft

Laundry room 2.75 Ft x 3.67 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Office 6.08 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
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