



# 59 Skyview Ranch Avenue Calgary Alberta

\$425,000

Welcome to 59 Skyview Ranch Avenue NE! This stunning FORMER SHOWHOME, built in 2020. Certified BUILTGREEN, this home combines modern design with exceptional energy efficiency, offering sustainable and cost-effective living. With a north-facing orientation, it provides a cozy retreat in a vibrant and well-connected community. Step into the entry level, where you'll find a heated garage, a formal entryway with a closet, and a convenient 2-piece bathroom. The open-concept main floor is perfect for entertaining, featuring 9 ft. ceilings, a sleek galley-style kitchen with stainless steel appliances, quartz countertops, and ample storage. The dining area is perfect for hosting meals, while the bright and airy living room opens to a spacious balcony through sliding glass doors. The upper floor offers a thoughtfully designed layout with a master bedroom featuring a 4-piece ensuite, a second bedroom, an additional 4-piece bath, and the convenience of top-floor laundry. Large windows throughout create a warm and inviting atmosphere. Designed with the Quiet Wall System, this home ensures up to 23% less sound transfer than single-family homes, making it a peaceful haven. Other highlights include private front yard, a SINGLE ATTACHED HEATED GARAGE with a full-depth driveway, and numerous eco-friendly features like a high-efficiency air exchanger and on-demand hot water. Nestled in an ideal location, you're just steps away from restaurants, health clubs, medical clinics, schools, and public transportation. Plus, with quick access to Metis Trail, Deerfoot Trail, and Stoney Trail, commuting is a breeze. Don't miss this move-in-ready gem. Visit us today! (id:6769)

Dining room 8.42 Ft x 10.67 Ft  
Kitchen 8.50 Ft x 12.17 Ft  
Living room 12.33 Ft x 11.33 Ft  
3pc Bathroom 5.08 Ft x 8.00 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft  
Bedroom 10.00 Ft x 8.83 Ft  
Primary Bedroom 12.33 Ft x 11.67 Ft  
2pc Bathroom 2.83 Ft x 7.00 Ft

Listing Presented By:



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