



## 208 Skyview Ranch Circle Calgary Alberta

\$385,000

OPEN HOUSE Sunday July 6 from 1:00 pm to 4:00pm. Welcome to this exquisite townhome in the vibrant community of Skyview Ranch – perfect for first-time buyers or savvy investors. This beautiful residence offers 2 spacious bedrooms, 2.5 bathrooms, and a convenient single attached garage with an extra parking pad out front. Thoughtfully designed, the main level features an open-concept layout adorned with sophisticated finishes, including quartz counters, modern stainless-steel appliances, and ample cabinetry -- a true culinary haven for any home chef. This home also boasts over \$10,000 in premium upgrades, including a gas range, a walk-in shower in the ensuite, tile flooring in all washrooms, a refrigerator with water dispenser, central A/C, and a humidifier -- enhancing both comfort and value. Upstairs, you'll find two generous bedrooms, including a primary suite complete with its own private ensuite, offering both comfort and privacy. This low-maintenance complex provides a turn-key lifestyle, with condo fees covering exterior maintenance, snow removal, and landscaping, allowing you to simply enjoy life. Skyview Ranch is a welcoming, family-friendly neighborhood known for its extensive parks, walking paths, and green spaces including nearby ponds and Prairie Sky Park - perfect for maintaining an active lifestyle. You'll enjoy quick access to major routes like Stoney Trail and Deerfoot Trail, making commuting a breeze, and the community is just minutes from Calgary International Airport. All essential amenities are within easy reach: shopping, dining, fitness centers, medical services, and excellent schools such as Prairie Sky School (K-9), Saddle Ridge School (K-4), Peter Lougheed School (5-9), and Nelson Mandela High School. Thoughtfully upgraded and meticulously maintained, this home is truly value priced to sell -- especially given the high-end features included. Don...

Dining room 8.58 Ft x 10.42 Ft

Kitchen 8.33 Ft x 12.67 Ft

Living room 12.25 Ft x 9.50 Ft

Primary Bedroom 12.25 Ft x 11.33 Ft

3pc Bathroom 5.00 Ft x 8.08 Ft

Bedroom 9.92 Ft x 8.75 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

2pc Bathroom 2.83 Ft x 6.67 Ft

Listing Presented By:



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