



## 47 Skyview Ranch Gardens Calgary Alberta

\$394,900

OPEN HOUSE SUNDAY, JUNE 29, 2025 FROM 11 AM TO 1 PM!!! A/C, DOUBLE ATTACHED GARAGE, OVER 1300 SQ FT, VACANT AND READY TO WELCOME ITS NEW OWNERS!! Welcome to 47 Skyview Ranch Gardens, located in the heart of the sought-after community of Skyview Ranch in Calgary's North East. This stunning townhome features a double master bedroom layout--each with its own ensuite--along with modern touches like vaulted ceilings, large windows throughout and air conditioning. The kitchen is the heart of the home and includes a large breakfast bar, ample cabinetry, and stainless steel appliances. On the main level you will also find a half powder room, a large space for dining area and a great room with gas fireplace and built in cabinetry. The open-concept living space leads to a rear-facing balcony with a BBQ gas line, perfect for grilling and enjoying summer evenings. The lower level includes a spacious entry that could be used as a home office or flex space, plus a heated double attached garage for added convenience. Located in the desirable community of Skyview Ranch, this home puts you close to everything. Just minutes from the bus stop and a short drive to the airport, CrossIron Mills, Stoney Trail, and Deerfoot Trail. The front of the home faces a quiet green space--great for dog walks or simply relaxing outdoors. With playgrounds, parks, schools, and shopping nearby, this is a fantastic opportunity to own a move-in ready home in a well-connected neighbourhood. Additional features include: low condo fees in a very well-managed condo, over 1,300 sqft of living space (one of the largest units in the complex), washer and dryer on lower level for convenience and comfort. Don't miss out--book your showing today! (id:6769)

Living room 15.00 Ft x 13.00 Ft  
Kitchen 11.75 Ft x 11.00 Ft  
Dining room 13.00 Ft x 9.00 Ft  
Other 5.67 Ft x 5.42 Ft  
Foyer 6.75 Ft x 4.00 Ft  
2pc Bathroom 5.00 Ft x 4.92 Ft

Primary Bedroom 17.08 Ft x 11.42 Ft  
Other 6.08 Ft x 4.58 Ft  
4pc Bathroom 9.67 Ft x 4.92 Ft  
Bedroom 14.00 Ft x 11.00 Ft  
3pc Bathroom 9.50 Ft x 5.75 Ft

Listing Presented By:



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