



## 151 SKYVIEW BAY NE Calgary Alberta

\$399,800

Location, Location, Location - Exceptional nearly new 2-bedroom, 2 bath with bonus room townhouse in the heart of Skyview Ranch. Situated across from public and Catholic schools, this radiant and airy 2-story unit boasts an open-concept floor plan. The main level features a kitchen area with ceiling-height cabinets, quartz countertops, stainless steel appliances, and an island that can easily accommodate three bar stools. A dedicated dining space and spacious living room with a balcony overlooking the school and playground. Additionally, this level includes a generously sized bedroom with jack-and-jill access to a 4-piece bathroom. A separate storage and laundry area completes this floor. The upper level serves as a luxurious retreat with a separate entrance. The bonus room is ideal for movie and game nights, while the stunning rooftop patio offers an exceptional space for entertaining guests and taking in the views. The spacious and bright primary bedroom, with no neighbors above, serves as a true owner's retreat, complete with a walk-in closet and ensuite bath. Underground parking adds to the overall comfort and convenience of this property. Located within a well-managed complex with easy access to public transportation, shops, schools, playgrounds, and proximity to Cross Iron Mills, this property offers the ultimate in convenience. Do not miss this exceptional opportunity - schedule a private viewing of this uniquely designed unit today with your preferred realtor. (id:6769)

Foyer 4.00 Ft x 7.42 Ft

Kitchen 12.67 Ft x 10.33 Ft

Dining room 11.50 Ft x 5.67 Ft

Living room 10.92 Ft x 12.83 Ft

Bedroom 9.58 Ft x 12.33 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Family room 15.33 Ft x 11.75 Ft

Primary Bedroom 10.75 Ft x 18.33 Ft

3pc Bathroom 7.42 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca