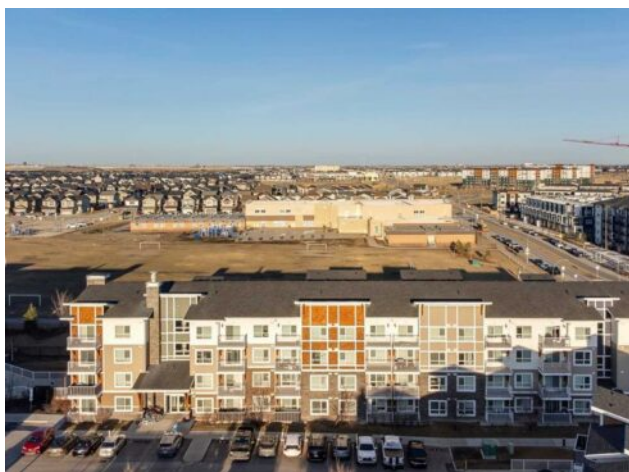


**7108, 302 Skyview Ranch Drive NE**  
**Calgary, Alberta**

**MLS # A2210477**



**\$269,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	598 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Parking Pad, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

WELCOME to ORCHARD SKY, where your DREAM HOME AWAITS! Discover this STUNNING 2-BEDROOM UNIT that " OVERLOOKS and BACKS " to BEAUTIFUL HUGE GREEN SPACE and SCHOOLS " Enjoy the CONVENIENCE of a MUCH-COVETED SURFACE TITLED PARKING STALL RIGHT by the MAIN ENTRANCE. This WELL-MAINTAINED unit features an OPEN-CONCEPT LAYOUT with LARGE WINDOWS that FILL the living area with NATURAL LIGHT, providing a MODERN and UPLIFTING ATMOSPHERE. The CONTEMPORARY kitchen is a CHEF'S DELIGHT, with STAINLESS STEEL APPLIANCES, SLEEK WHITE QUARTZ COUNTERTOPS, and AMPLE MODERN BRIGHT CABINETS. The inviting dining area, IN-SUITE LAUNDRY, and SPACIOUS PATIO with a GAS BBQ hook-up create PERFECT OPPORTUNITIES to ENJOY LIFE and OUTDOORS. With two Generous Bedrooms and a luxurious 4-piece Bathroom complete with a Soothing Soaker tub, this suite embodies COMFORT and STYLE. Experience the essence of Skyview Ranch Living ! The WELL-KEPT COMPLEX is Conveniently located just a short walk or drive from PUBLIC TRANSIT, major roadways, Shopping, SCHOOLS and dining options. Don't let this INCREDIBLE OPPORTUNITY PASS YOU BY— SCHEDULE a time to Come BUY and see it, it's READY FOR YOU TO EMBRACE !!!