DJ Golden REAL ESTATE

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96 Skyview Parade NE
Calgary, Alberta

MLS # A2256254

$540,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,542 sq.ft.	**Age:**	2020 (5 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Garden, Lar		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Other	**Zoning:**	M-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: See remarks

Open house: Saturday and Sunday, 12-3 PM. Welcome to 96 Skyview Parade NE—an air-conditioned, end-unit townhome in one of Calgary’s fastest-growing communities. Inside, 9’ ceilings and an open concept make entertaining effortless. The kitchen impresses with stainless steel appliances, white subway tile backsplash, quartz countertops & island, extended cabinetry, a window over the sink, and upgraded laminate flooring. A handy homework/office nook, rear mud room, and a 2-pc powder room complete the main floor. Upstairs offers three generous bedrooms and two full baths, including a comfortable primary suite with 3-pc ensuite and walk-in closet. You’ll love the convenience of the oversized 2nd-floor laundry (washer/dryer included). The builder-finished basement adds real versatility with a big recreation room and wet bar, a fourth bedroom, a full bathroom, and useful storage—great for guests, teens, or game nights. Outside, enjoy the covered front porch, fenced yard, and a double detached garage (with a concrete walkway off the rear deck). Thoughtful touches throughout include modern baseboards/doors/trims, upgraded lighting, and a high-efficiency furnace & hot-water tank. l of this in a walkable location close to parks, pathways, schools, shopping, restaurants, transit, and quick connections via Stoney & Deerfoot—minutes to YYC. Move-in ready, low-maintenance, and high on lifestyle—this is Skyview living done right.

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