



GRASSROOTS
REALTY GROUP

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**66 Skyview Shores Terrace NE
Calgary, Alberta**

MLS # A2216352



\$665,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shed in the backyard.

Back on the market due to buyer financing - Rare opportunity & priced to sell!!! Welcome to this charming Morrison-built detached two-storey home in the family-friendly community of Skyview Ranch! Built in 2012, this well-maintained property offers comfortable living space with 3 spacious bedrooms, 2.5 bathrooms, and plenty of natural light throughout. The kitchen features beautiful granite countertops, perfect for home chefs, while the bathrooms are finished with sleek laminate counters for easy care. Enjoy the warmth of newly stained hardwood floors and fresh paint throughout, creating a modern and move-in ready feel. The home offers a south-facing front exposure and the north-facing backyard is ideal for evening relaxation. The roofing and siding are currently being completed through a TD Insurance claim (claim number can be provided for peace of mind). The undeveloped basement offers excellent potential for future expansion. Don't miss your opportunity to own this inviting home in a growing community close to schools, parks, shopping, and transit!