



GRASSROOTS
REALTY GROUP

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211 Skyview Point Road NE
Calgary, Alberta

MLS # A2218358



\$649,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,996 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, R | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

OPEN HOUSE, SUNDAY JUNE 15, NOON TO 2PM. Welcome to this beautifully maintained home in Skyview Ranch! This 4-bedroom, 3 full and 2 half-bathroom family home boasts an impressive layout, 9 FOOT CELLINGS, a stunning executive kitchen with granite countertops, stainless steel appliances, and a center island with extra storage tied together with UPGRADED CUSTOMER LIGHTING. The top floor features a versatile loft with 2 bedrooms and a full bathroom. Both bedrooms let in tons of natural light with one offering a patio door with east facing balcony to enjoy a coffee on with the morning sunrise and the west facing bedroom has a large window with mountain views. Throughout this house, you'll find custom gorgeous light fixtures, blackout blinds, engineered hardwood floors, upgraded cabinetry and BUILT IN SPEAKERS. On the second floor, you can find the primary bedroom with its private ensuite and walk-in closet, along with a spacious bonus room, 2-piece powder room and bedroom level laundry. The fully finished basement has a bedroom, a full bathroom, and a living room. There's even space to build a future kitchen. Step outside to the impressive backyard, complete with a large full-sized deck and beautifully landscaped front and back yard. Bonus BRAND NEW ROOF INSTALLED!!! The location is incredibly convenient, with transit, schools, parks, playgrounds, a gas station, shopping, and major routes like Metis Trail, Country Hills, and Stoney Trail just minutes away. Don't miss out—this home won't last long!