



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**96 Skyview Parade NE**  
**Calgary, Alberta**

**MLS # A2224212**



**\$589,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Secured, Side By Side		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame, Wood Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Park location with views! Outstanding Air-Conditioned Two Storey Family Home with over 2317 sq ft. This functional floor plan has 9' ceilings, an open concept, making it easy for a family to entertain guests. The main floor features a spacious living room and adjoining dining area. The kitchen has stainless steel appliances, white subway tile backsplash, kitchen window sink, extended & upgraded cabinets/doors/trims, white quartz countertops and island, upgraded LVP floors with wood pattern, home work/office nook, back mud room and two pc bathroom. Upstairs features three bedrooms and two bathrooms. A good-sized primary suite has three pc ensuite, and a walk-in closet. Bedroom 2 and bedroom 3 are also generously sized. Enjoy the convenience of 2nd-floor oversized laundry (washer/dryer incl). The basement is fully finished with a fourth bedroom, a wet bar, a full bathroom, a storage area, and a big recreation room. Other features include a high-efficiency furnace and hot water tank, a covered front entry porch, upgraded light fixtures, quartz on upstairs bathroom countertops, modern baseboards, doors + trims. **BONUS:** Double-car detached garage with a concrete walkway from the rear wood deck. Top Attractions only steps away: Skyview Station Shopping Centre provides a selection of retail, medical and restaurant offerings, including Pizza Hut, Mac's Convenience Store and an Esso gas station. Cakes with Attitude is a decadent source for delicious, custom-designed cakes, from birthday designs to elegant wedding cakes. The new shopping areas in the Cornerstone community are on the doorstep, with quick access to Country Hill BLVD, Metis Trail, and Stoney Trail. Bonus: CrossIron Mills shopping centre and Costco are a 10-minute jaunt away. The 225,000-square-foot Genesis Centre of Community Wellness and LRT are nearby in Saddleridge. Fun

Fact: Skyview Ranch is a quick 20-minute commute from Calgary's downtown core, and for those who love to fly, the airport is only seven minutes away. Call your friendly REALTOR(R) to book a viewing!