



**GRASSROOTS**  
REALTY GROUP

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**278 Skyview Springs Gardens NE**  
**Calgary, Alberta**

**MLS # A2225869**



**\$584,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

**Heating:** High Efficiency, Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** Washer, Dryer, Gas Range, Refrigerator, Dishwasher, Garage Remote, Shed, Microwave Hood Cover

Keys, please! Your new home just hit the market. This beautiful, well-maintained, and move-in-ready gem is located in the heart of Skyview Ranch. Offering over 1,950 sq ft of total living space, this spacious home features a bright, open-concept main floor with a massive two-tier island, gas stove, stainless steel appliances, and an oversized pantry. The living and dining areas flow seamlessly, creating the perfect space for entertaining or family gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private 4-piece ensuite. The professionally finished basement adds even more value with a fourth bedroom, full bathroom, wet bar, and a second living area — ideal for movie nights, guests, or a home office setup. Located on a quiet, family-friendly street, with a double detached garage, ample street parking, and quick access to Stoney Trail, parks, schools, and shopping — this home offers incredible value you don't want to miss! Bonus: A work order is already in place for recent hail damage — meaning you'll move in with a brand new roof, new siding, and a freshly painted deck and fence, all completed prior to possession.