



**GRASSROOTS**  
REALTY GROUP

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**34 Skyview Springs Rise NE**  
**Calgary, Alberta**

**MLS # A2227183**



**\$584,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** none

Fall in Love with Your New Home! Charming 2-Storey in Desirable Skyview Ranch Welcome to this cozy and inviting 2-storey home located in the sought-after community of Skyview Ranch. With a semi-open concept layout, this home is perfect for families or first-time buyers. Step into a bright and cheerful living room, flooded with natural light &mdash; the perfect spot to enjoy your morning coffee. The kitchen is well-maintained and functional, featuring a pantry tucked conveniently at the back and a large window in the dining area that creates a warm and vibrant atmosphere. Just off the kitchen, you&rsquo;ll find a convenient 2-piece powder room. Upstairs, you&rsquo;ll discover a spacious primary bedroom with a walk-in closet and a private 4-piece ensuite bathroom. Two additional generously sized bedrooms and a second 4-piece bathroom complete the upper level. The backyard offers a double detached garage and a lovely space for a garden &mdash; imagine growing your own vegetables and enjoying the scent of blooming flowers from your private back deck. Located in a fantastic location with easy access to the airport, Stoney Trail, Deerfoot Trail, CrossIron Mills, and an array of new shops and amenities. Don&rsquo;t miss out on this great opportunity! Call today to book your private viewing.