



GRASSROOTS
REALTY GROUP

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

154 Skyview Springs Manor NE Calgary, Alberta

MLS # A2227717



\$439,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,518 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

Welcome to a home that blends everyday convenience with thoughtful design. This 3-bedroom, 2.5-bath townhome offers bright, functional living across three well-laid-out levels—with a double attached garage, natural light throughout, and a flexible bonus space on the entry level. Step inside to find a tiled foyer, a full laundry room, a dedicated furnace/mechanical room, and a versatile flex space currently set up as a home gym—great for workouts, storage, or a hobby room. On the main floor, sunlight pours into the open-concept layout. A spacious living room at the front of the home leads out to a private balcony, perfect for sipping coffee or catching some fresh air. The adjoining kitchen and dining area feature stainless steel appliances, a central island with seating, full-height cabinetry, and a dedicated pantry wall. A convenient 2-piece bathroom completes this level—ideal for guests. Upstairs, all three bedrooms are generously sized. The primary suite includes a double closet and private 3-piece ensuite with a walk-in shower, while the other two bedrooms share a full 4-piece bathroom with a tub/shower combo. This home is located in the amenity-rich community of Skyview Ranch, with everything you need just minutes from your door. You're walking distance to schools like Prairie Sky School (K-9) and Apostles of Jesus School, as well as local playgrounds and green spaces. Daily errands are easy with SkyPointe Landing, Chalo! FreshCo, Shoppers Drug Mart, Tim Hortons, and Shell all nearby. Want to grab takeout or dine out? You're close to local favourites like Spice Room, Tandoori Grill, Subway, and Ricky's All Day Grill. For more retail therapy or weekend errands, CrossIron Mills and Country Hills Town Centre are just a short drive away. Plus, with quick access to Stoney Trail, Deerfoot Trail, and Airport Trail,

commuting across Calgary—or catching a flight from YYC—is a breeze.