



GRASSROOTS
REALTY GROUP

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**32 Skyview Springs Road NE
Calgary, Alberta**

MLS # A2228871



\$559,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Alarm system (no contract)		

**** ALERT ** TWO STORY WITH DETACHED GARAGE UNDER \$560K **** Curb appeal and character welcome you into this beautifully upgraded, well-maintained Certified Family Home. Upon entry, you are invited into an excellent open floor plan with hardwood floors, high ceilings, and a view of the open kitchen—gorgeous cabinetry with painted grey lowers and white uppers. With ample countertop space, it offers plenty of room for entertaining and preparation. Upgraded stainless steel glass top range, Fridge, built-in dishwasher, and over-the-range microwave. A central island provides a raised eating bar and stainless steel sink, completing the space. You will appreciate the upgraded white trim color throughout this fabulous home, which features three bedrooms and two bathrooms. The primary bedroom boasts a spacious walk-in closet. The lower level is waiting for your design ideas and has already completed some work to help ease your finishing process. Fully fenced home site with a BIG 22x20 garage. Lots of on-street parking. Additionally, it is situated on a quiet, family-friendly street, close to parks, schools, daycare facilities, playgrounds, and the new Stony Trail exit. Exceptional Value is found in the established Skyview Ranch. Call your friendly REALTOR(R) today to book your viewing!