



GRASSROOTS
REALTY GROUP

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163 Skyview Springs Manor NE
Calgary, Alberta

MLS # A2230819



\$594,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions:	N/A
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This meticulously landscaped property offers a rare opportunity to own one of the few homes in Skyview Ranch with a thoughtfully designed, low-maintenance front and backyard. Featuring both front and rear decks, mature trees, and a charming garden, the outdoor space is perfect for relaxing or entertaining. Ideal for a small family, this home is just steps away from a playground, preschool, and junior high school, with quick access to Stoney Trail, providing a convenient commute in any direction. Inside, you’ll find tasteful upgrades throughout, including hardwood flooring in the entryway and kitchen, and open-concept living area. The modern kitchen is equipped with stainless steel appliances, including a brand-new stove, new dishwasher (The owner will provide a different Refrigerator, NOT the one shown in pictures). The cozy living room features a gas fireplace and built-in wiring for a wall-mounted TV. Upstairs, the home offers a private 5-piece ensuite in the primary bedroom, 2 comfortable bedrooms, a 4-piece main bath, and a – creating a perfect balance of comfort and functionality. A new washer & dryer set (two years of warranty remaining) in Basement. The oversized double detached garage is fully heated, insulated, and drywalled, plus built-in wiring for surround sound, cable, and internet. Located just minutes from nearby transit, gas stations, and shopping, this home delivers exceptional value, thoughtful upgrades, and everyday comfort. Don’t miss your chance to make this beautifully maintained, move-in-ready property your new home in Skyview Ranch.