



GRASSROOTS
REALTY GROUP

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11 Skyview Springs Manor NE Calgary, Alberta

MLS # A2234433



\$619,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Open House Saturday Aug 2 from 11-1. Beautifully updated and freshly painted 1,600 sq. ft. two-storey in the vibrant community of Skyview Ranch, ideally located just off Metis Trail for quick access. This home features a bright, open-concept layout with big, sun-filled windows and warm, seamless LVP flooring that flows throughout the home. The spacious living room is anchored by a cozy gas fireplace, while the stylish kitchen offers granite countertops, a central island, pantry, and a sink under the window with a view of the backyard. A convenient half bath completes the main floor. Upstairs includes three generously sized bedrooms, including a spacious primary suite with a walk-in closet and sleek 4-piece ensuite. Another full bath and upper-floor laundry add everyday functionality. The fully finished basement offers a fourth bedroom, a modern 3-piece bathroom, a wet bar, and a huge family room—perfect for entertaining or relaxing. Outside, enjoy a welcoming front veranda, covered porch, and a sunny south-facing backyard with a raised deck, stone patio, planter boxes, and space for RV parking. A double detached garage provides secure parking and extra storage. This home is steps from parks, playgrounds, and walking paths, with quick access to shopping, restaurants, schools, public transit (routes 145, 128 & 136), and major roads like Stoney Trail and Deerfoot. Quick possession available—book your showing today!