



**GRASSROOTS**  
REALTY GROUP

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

**146 Skyview Point Crescent NE**  
**Calgary, Alberta**

**MLS # A2241344**



**\$585,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Front Drive Detached Home in Skyview &dash; Walk to Everything! Welcome to this beautifully maintained front-drive detached home in the sought-after community of Skyview! Offering a perfect blend of space, style, and convenience, this property is ideal for growing families or busy professionals. ? Key Features: -3 spacious bedrooms upstairs, including a generous primary suite with walk-in closet and private ensuite -Bonus room &dash; perfect as a home office, playroom, or second living area 2.5 bathrooms for ultimate family convenience -Open-concept main floor with 9ft ceilings for a bright, airy feel Gourmet kitchen with: -White cabinetry -Quartz countertops -Stainless steel appliances -Large center island with eating bar -Pantry & stylish pendant lighting -Cozy breakfast nook overlooking the backyard and deck &dash; perfect for your morning coffee -Grey laminate flooring throughout the main level for a clean, modern look -Single attached garage for secure parking and extra storage -Unfinished basement with 3-piece rough-in &dash; endless potential for customization Prime Location: -Walking distance to a K&dash;9 school -Close to grocery stores, restaurants, and everyday amenities -Only 5 minutes to Calgary International Airport &dash; ideal for frequent travelers This home is move-in ready and filled with potential &dash; perfect for families looking to settle in a vibrant, well-connected community. Don't miss out&dash;schedule your private showing today!