



**GRASSROOTS**  
REALTY GROUP

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**53 Skyview Point Green NE**  
**Calgary, Alberta**

**MLS # A2242713**



**\$509,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<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>	Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE SAT. 2:00-4:00 Welcome to this charming, well kept 3 bedroom home located on a quiet street & close to schools, parks, shopping & transit. The front porch welcomes you into this home which features an open design with plenty of room for family living. The tiled front entrance has 2 closets perfect for coat storage. A 2 piece powder room is around the corner. The spacious great room with laminate flooring, will accommodate a large dining table, lots of seating space & a great kitchen ideal for entertaining your family & guests. The oversized island with granite countertops, walk-in pantry & newer appliances will impress the chef in the family. The tiled back entry with closet are off the kitchen. A garden door opens to the convenient west facing back deck with gas BBQ hookup & fenced yard, excellent for your summer enjoyment. Beyond the fenced yard is a double parking pad with electrical outlet. The upper floor contains 3 bedrooms all with walk-in closets. The primary bedroom includes a 4 piece ensuite bath. There is also a 4 piece main bath on this level as well as the laundry area & linen storage. The basement offers 2 large windows for your future development as well as a finished media room to enjoy now. This home has seen recent new siding, shingles & furnace. It has been lovingly kept by the original owners & is ready for its new family to enjoy!