

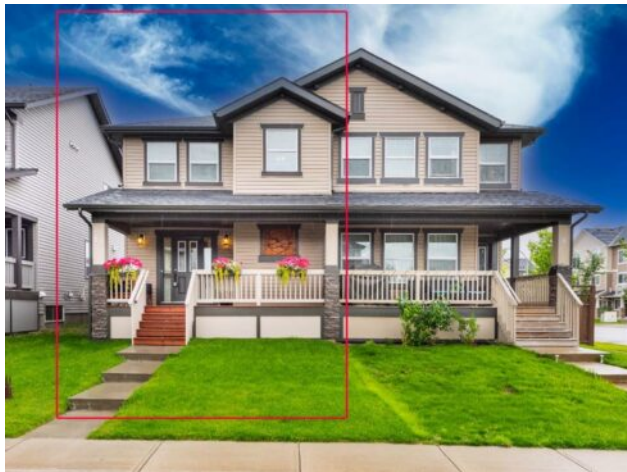


GRASSROOTS
REALTY GROUP

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12 Skyview Ranch Lane NE
Calgary, Alberta

MLS # A2248197



\$574,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: washer dryer 2 in 1 in basement , basement refrigerator, basement microwave , basement induction,

Open House :- Sunday 17th 11:00 Am to 2:00 Pm. This fully renovated, With over \$70,000 in recent upgrades, this home truly stands out. move-in-ready 4-bedroom, 3.5-bathroom duplex offers exceptional comfort, style, and functionality, perfect for first-time buyers, growing families, or savvy investors. Step inside to a freshly painted and meticulously maintained interior, featuring brand-new carpet, new flooring, and a completely upgraded roof. The bright and inviting main floor boasts a spacious living room, a stylish kitchen with granite countertops, a central island, a walk-in pantry, and stainless steel appliances. The dining area easily accommodates a large table ideal for family gatherings and entertaining guests. Upstairs, the serene primary suite includes a walk-in closet, accompanied by two additional generously sized bedrooms and a full bathroom. The fully finished basement is perfect for extended family , complete with a second kitchen, washer/dryer, large bedroom, and cozy living area. Outside, enjoy a newly landscaped yard with fresh sod, charming curb appeal, and a double detached garage. Located just minutes from Deerfoot Trail, Stoney Trail, schools, parks, shopping, and transit, this home delivers the perfect blend of style, convenience, and value. Fresh, modern, and fully upgraded this is Sky-view Ranch living at its best!