



**GRASSROOTS**  
REALTY GROUP

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**68 Skyview Springs Crescent NE**  
**Calgary, Alberta**

**MLS # A2251060**



**\$750,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,447 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<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>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Looking for a high-quality lifestyle at an affordable price in the sought-after community of Skyview Ranch? Your search ends here! This beautifully maintained home, lovingly cared for by its original owner, offers exceptional value with numerous recent upgrades: • Triple-pane UV-protected Windows (2024) • New A/C (2024) • High-efficiency Furnace with anti-bacterial filtration (2024) • NEW Carpet and Fresh Painting throughout, NEW Roof & Siding, High quality Refrigerator (2025) Step inside this move-in-ready property featuring: • 4 spacious bedrooms and 2 full bathrooms on the upper level • 2 additional bedrooms and a 4-piece bathroom in the fully developed basement with separate entrance – ideal for extended family or potential legal suite • Main floor office, perfect for remote work or study • Kitchen with elegant granite countertop Enjoy the peaceful outdoors with a maintenance-free backyard that backs onto green space, ideal for relaxing or entertaining on the flower-lined deck. This is the perfect family home in a well-established community with schools nearby, combining comfort, convenience, and long-term value. Come see it today—you’ll fall in love!