



GRASSROOTS
REALTY GROUP

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95 Skyview Springs Gardens NE
Calgary, Alberta

MLS # A2251099



\$609,999

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island		

Inclusions: N/A

Pride of ownership shines in this beautifully maintained 1664 sq. ft. laned home with an additional 755 sq. ft. of professionally finished basement, offering over 2400 sq. ft. of total living space. This spacious property features 4 bedrooms and 3.5 bathrooms, including a fully finished basement with a separate side entrance, complete with a bedroom, kitchen, bath and living area that is currently rented, an ideal mortgage helper. The main floor boasts granite countertops, a stylish backsplash, ceramic tile flooring and elegant railing details, while the upper level offers cozy carpet throughout. Outside, you will find a low-maintenance backyard with a stone patio, a rear parking pad and the convenience of ample parking both at the front and back of the home. Situated on a quiet street and lovingly cared for, this move in ready home awaits its new owners. Don't wait, book your private showing today!