



GRASSROOTS
REALTY GROUP

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

146 Skyview Point Crescent NE
Calgary, Alberta

MLS # A2251674



\$565,000

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

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

Inclusions: N/A

Front Drive Detached Home in Skyview ‐ 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 ‐ 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 ‐ 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 ‐ endless potential for customization Prime Location: -Walking distance to a K‐9 school -Close to grocery stores, restaurants, and everyday amenities -Only 5 minutes to Calgary International Airport ‐ ideal for frequent travelers This home is move-in ready and filled with potential ‐ perfect for families looking to settle in a vibrant, well-connected community. Don't miss out‐schedule your private showing today!