



GRASSROOTS
REALTY GROUP

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34 Skyview Springs Rise NE
Calgary, Alberta

MLS # A2255955



\$544,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: NONE

.DETACHED SINGLE-FAMILY HOME WITH DOUBLE GARAGE UNDER 545K! This well-maintained 2-storey home is situated on a CONVENTIONAL LOT and offers a functional layout with key features for comfortable everyday living. The main floor features a sun-filled living room, designed with large windows that bring in natural light throughout the day, complemented by durable hardwood flooring. The kitchen is both practical and well-kept, offering a pantry for extra storage, ample cabinetry, and a dining area highlighted by a large window overlooking the backyard. A quality gas stove adds to its functionality. Completing this level is a convenient 2-piece bathroom. Upstairs, you'll find a generously sized primary bedroom with a walk-in closet and a private 4-piece ensuite. The upper level also includes two additional good sized bedrooms, along with a 4-piece bathroom to complete the space. The basement is unfinished, providing a blank canvas for future development, with the option to conveniently add a side entrance to enhance its potential. The backyard is designed for both function and enjoyment, featuring a good-sized deck that's perfect for outdoor entertaining, along with a double detached garage accessed from a paved back alley, providing secure parking and storage, as well as extra room for activities. This home offers quick access to Stoney Trail, Deerfoot Trail, the airport, CrossIron Mills, and a growing number of shops and amenities nearby. Whether you're a first-time buyer or a young family, this property delivers comfort, convenience, and value in one complete package.