



**GRASSROOTS**  
REALTY GROUP

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**58 Skyview Springs Circle NE  
Calgary, Alberta**

**MLS # A2264175**



**\$395,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus             |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 1,252 sq.ft.                      | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | -                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Front Yard |               |                   |

|                    |                                                   |
|--------------------|---------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                        |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                        |
| <b>Roof:</b>       | Asphalt                                           |
| <b>Basement:</b>   | Partial, Unfinished                               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                   |
| <b>Foundation:</b> | Poured Concrete                                   |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 390 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-1    |
| <b>Utilities:</b> | -      |

**Inclusions:** n/a

WELCOME TO SKYVIEW RANCH! This is the spacious, well-appointed home you have been waiting for—a true corner unit masterpiece ready for immediate enjoyment. Built in 2011, this bright and beautiful townhome was a former show-home, featuring an attached double car garage and a large, inviting front patio. Inside, the generous 1,100 sq. ft. floor plan is designed for modern living. The main level boasts beautiful hardwood floors throughout and an open-concept layout centered around a functional kitchen. This space is equipped with elegant granite countertops, ample cabinet storage, and flows perfectly into a generously sized dining room. Large windows flood the living space with natural daylight, and a versatile nook offers the ideal spot for a home office or den. Upstairs, a large primary bedroom awaits, complete with its own private ensuite and loads of closet space. Down the hall, two wonderfully arranged bedrooms share a full bathroom. Located in the heart of Skyview Ranch, this home offers an unbeatable lifestyle. You are just steps away from local playgrounds, schools, and shopping. Combining convenience, space, and a premium location, this home truly is perfect for everyone!