



GRASSROOTS
REALTY GROUP

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12 Skyview Point Crescent NE
Calgary, Alberta

MLS # A2265152



\$559,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,337 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the home that just feels right — a beautifully balanced 3-bedroom, 2.5-bathroom space where modern design and everyday comfort come together effortlessly. The open-concept main floor sets the tone: airy, inviting, and made for connection. The living room flows seamlessly into the dining area, featuring warm and durable Haro laminate flooring, and continues into a contemporary kitchen with stainless steel appliances, quartz countertops, and an eat-up breakfast bar — ideal for easy mornings or lively evenings. Upstairs, the atmosphere is calm and collected. All three bedrooms are generously sized, while the primary suite offers a walk-in closet and a bright 3-piece ensuite. Central air conditioning keeps things cool all summer long, and the unfinished basement offers the perfect opportunity to design your dream space. Step outside to a private backyard made for relaxing or entertaining — complete with a sunny deck perfect for BBQs, quiet lounging, or cozy nights. A double detached garage adds security, convenience, and extra storage. Whether it's your first home, your next chapter, or simply time for something new, this property delivers on all fronts — modern comfort, everyday ease, and undeniable charm — while nearby parks, shops, schools, and caf  s make daily living easy and connected.