



GRASSROOTS
REALTY GROUP

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39 Skyview Shores Rise NE
Calgary, Alberta

MLS # A2267144



\$739,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,373 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Sump Pump(s)		

Inclusions: NONE

LOOKING FOR A HIGH- QUALITY LIFESTYLE AT AN AFFORDABLE PRICE IN THE SOUGHT AFTER COMMUNITY OF SKYVIEW RANCH? YOUR SEARCH ENDS HERE! THIS BEAUTIFULLY MAINTAINED BY ITS ORIGINAL OWNERS, OFFERS EXCEPTIONAL VALUE WITH NUMEROUS RECENT UPGRADES LIKE 9' CEILING,KNOCK DOWN CEILING,CERAMIC TILES AND HARDWOOD FLOORS ON MAIN LEVEL,MAIN LEVEL WITH FAMILY ROOM{ WITH GAS FIRE PLACE,} AND LIVING ROOM,KITCHEN WITH GRANITE COUNTER TOPS AND DINING AREA,UPGRADED APPLIANCES,WALK THROUGH PANTRY,UPPER LEVEL WITH LARGE 3 BEDROOMS ALL WITH WALK -IN CLOSETS.MASTER WITH JETTED TUB,SEPARATE SHOWER. HUGE BONUS ROOM WITH HIGH CEILING. FULLY FINISHED BASEMENT WITH ONE BEDROOM[NO WINDOW IN BEDROOM] ILLEGAL SUITE WITH NO SEPARATE ENTRANCE.DOUBLE FRONT ATTACHED GARAGE. CLOSE TO BUS,SCHOOL,SHOPPING,ALL MAJOR ROUTES,CROSS-IRON-MALL,PARKS AND THE LIST GOES ON.VERY EASY TO SHOW. SHOWS EXCELLENT. A MUST TO SEE TO APPRECIATE.