



GRASSROOTS
REALTY GROUP

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31 Skyview Springs Crescent NE
Calgary, Alberta

MLS # A2275748



\$549,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Gorgeous Family Home | 3 Bedrooms | 2.5 Bathrooms | Main Level Flex Room | Open Floor Plan | Bright with Natural Light | Recessed Lighting | Built in Speakers | Quartz Countertops | Stainless Steel Appliances | Herringbone Tile Backsplash | Gas Fireplace | Spacious Bedrooms | 4pc Primary Ensuite Bath | Custom Built-in Closet | Upper Level Laundry | Unfinished Basement | Basement Rough-ins | Great Backyard | Deck | Fully Fenced | Rear Double Detached Garage | Alley Access | Incredible Location | Close to Skyview Springs Playground | Family Friendly Neighbourhood. Welcome home to your gorgeous 3 bed, 2.5 bath family home boasting 1,601 SqFt throughout the main & upper levels with an additional 780 SqFt in the basement of a blank canvas. The beauty of this home starts outside with a statement red front door. Step inside to a foyer with great closet storage and open to below ceilings. The front flex room is a great space for overnight guests, a home office or day seating. The flex room is outfitted with built-in closet storage great for any type of organization. The heart of the home is the open floor plan kitchen, dining and living rooms. The kitchen is finished with timeless herringbone backsplash tiles, quartz countertops, stainless steel appliances and ample cabinetry. The centre island is the perfect spot for small meals or socializing while you cook. The dining room is ready for a dinner table to fit the whole family during the holidays and has sliding glass doors that lead to the deck. The sliding glass doors give both natural light and quick access to your backyard for outdoor cooking, dining and entertainment. The living room is centred with a gas fireplace and TV ready wall. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms; the primary and 2 additional. The primary bedroom is spacious and has a private 4pc bath that

leads to a walk-in closet with custom storage. Bedrooms 2 & 3 share the main 4pc bath with a tub/shower combo. The upper level laundry room is every home owner's dream as its located near all the bedrooms. Downstairs, the unfinished basement has endless opportunities as its a blank canvas; design this space to fit your family's needs. Outside, the fully fenced backyard is a private oasis to enjoy in the summer months and is your quick access to your rear double detached garage. The garage has alley access and the front of the home has street parking readily available. This home is located in a family friendly environment and is close to all amenities, parks & playgrounds! Hurry and book your showing at this gorgeous family home today!