



GRASSROOTS
REALTY GROUP

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58 Skyview Point Link NE
Calgary, Alberta

MLS # A2276003



\$490,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,478 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|------------------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows | | |

Inclusions: N/A

Offering over 1,850 sq. ft. of fully developed living space, the property includes 4 bedrooms, 3.5 bathrooms, a double detached garage, and a builder-finished lower level and deck. The stylish kitchen is equipped with top-of-the-line stainless steel appliances, granite countertops throughout, an upgraded backsplash, modern light fixtures, a large island, generous pantry, and a bright dining nook. Additional highlights include a front veranda, an upgraded hot water tank, and a fully developed basement complete with a family room, fourth bedroom, summer kitchen, and utility room. The main floor is designed for comfort and functionality, featuring a spacious living room and a convenient two-piece bathroom. Upstairs, you will find three well-sized bedrooms, a four-piece bathroom, and a dedicated laundry area. The primary bedroom offers a walk-in closet and a full ensuite, creating a private retreat. Ideally situated on a quiet street, this home is close to green spaces, shopping, public transit, and both Catholic and public schools, with the public school currently underway. Click on the media link to view the immersive 360° virtual tour.