



**70 Skyview Point Green NE
Calgary, Alberta**

MLS # A2287436



\$499,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,484 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

This beautifully maintained home is ideally situated on a quiet street, just steps from two schools and close to green space. The main level offers durable ceramic tile flooring, a spacious family room, a generous dining area, and a large kitchen featuring granite countertops, stainless steel appliances, and a gas range. A conveniently located half bath is tucked near the rear entry. Upstairs, you'll find a large primary retreat complete with a walk-in closet and a 4-piece ensuite, along with two additional generously sized bedrooms and a 4-piece main bathroom. All bedrooms include walk-in closets—an exceptional feature rarely found at this price point. The unfinished basement provides excellent future potential with a bathroom rough-in, laundry, ample storage, and the added convenience of secondary laundry hookups upstairs. Outside, enjoy a large patio, a private backyard, and a double detached garage.