



GRASSROOTS
REALTY GROUP

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46 Skyview Point Road NE
Calgary, Alberta

MLS # A2136906



\$678,888

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Nestled in a serene neighbourhood, this elegant 4-bedroom, 3.5-bathroom residence boasts comfort and sophistication at every turn. Upon entering, the foyer is adorned with exquisite detailing and warm, inviting hues. Two spacious living areas offer the perfect balance of charm and functionality, featuring large windows that flood the space with natural light. A cosy fireplace serves as the focal point, creating an ambiance of warmth and relaxation. The kitchen is a chef's delight, equipped with ample counter space for culinary creations. Whether hosting intimate dinners or lively gatherings, the adjacent dining area provides a seamless flow for entertaining. Retreating to the luxurious master suite, this spacious layout with the addition of natural light is a haven of comfort, a walk-in closet, and a 4-piece ensuite bathroom completes the master suite. The three additional bedrooms offer versatility and privacy for family members or guests, each thoughtfully designed with comfort in mind. The home also features three and a half bathrooms. Step outside to discover lush landscaping and a functional deck provides the perfect outdoor enjoyment. Whether lounging in the sun or a mid day nap, this peaceful space is sure to inspire moments of relaxation and rejuvenation. Walking distance from a Catholic school and to all major amenities, this 4-bed, 3.5-bath residence offers impeccable craftsmanship with stylish design.