



**145 Skyview Ranch Crescent NE
Calgary, Alberta**

MLS # A2143733



\$849,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,417 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Lawn, Garden, Landscaped, Level, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting

Inclusions: Garden Shed, Security Cameras, Alarm system

(OPEN HOUSE: SUNDAY JUNE 30 ~ 3:00pm to 5:00pm) Experience the charm of this exquisite single-family home in NE Calgary, meticulously crafted by the acclaimed Morrison Homes builder. Boasting a new roof and stucco siding as of 2020, this residence is a testament to quality and care. Situated in a coveted locale with easy access to public transport and a plethora of shopping, dining, and recreational options, this home welcomes you with open arms. Ideal for families, it features four spacious bedrooms and two and a half bathrooms. A two-car attached garage adds convenience, while the unfinished basement awaits your personal touch. Step inside to discover a seamlessly designed open floor plan, perfect for entertaining. Fresh paint throughout maintains its pristine condition, enhancing its allure. Southern exposure floods the living spaces with natural light, creating a warm and inviting ambiance. Throughout the house, and Bonus room features surround sound in-wall & ceiling speakers, perfect for an immersive audio experience. The chef-inspired kitchen is a culinary delight, equipped with modern stainless appliances, granite countertops, ample cabinet space, and an upgraded island for casual dining or hosting gatherings. The primary suite is a haven unto itself, complete with plush carpeting, an en-suite bathroom featuring dual sinks, a shower, and a jetted tub, plus a spacious walk-in closet. Additional highlights include a bonus room above the garage, a second-floor laundry room, a flexible home office/flex room, and a mudroom with a walk-through pantry on the main level. Outside, a charming front porch, extended driveway, and a large backyard with an expansive concrete patio offer the perfect backdrop for outdoor enjoyment. With potential for future expansion in the unfinished basement, this home promises endless

possibilities. Located in a safe neighbourhood with excellent amenities, including schools, healthcare facilities, parks, and easy freeway access, this property is a rare find. Don't let this opportunity slip away – make this stunning property your new home today.