



**317 Skyview Springs Gardens NE
Calgary, Alberta**

MLS # A2148684



\$699,000

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|------------------|--|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,974 sq.ft. | Age: | 2011 (13 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Concrete, Post & Beam, Vinyl Siding, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water

Inclusions: none

OPEN HOUSE SATURDAY JULY 27TH 1-4PMWelcome to this beautifully maintained home in Skyview Ranch! This 5-bedroom, 3.5-bathroom family home boasts an impressive layout, a high ceiling, a stunning kitchen with granite countertops, stainless steel appliances, and a center island with extra storage. The top floor features a versatile loft with a fourth bedroom/balcony that can serve as a bonus room, private office, or a bedroom for guests. Throughout the house, you'll find tasteful decor, accentuated by gorgeous light fixtures, Hunter Douglas blackout blinds, tile floors, and chestnut cabinetry and speakers even on the deck. On the second floor, you can find the primary bedroom with its private ensuite and walk-in closet, along with two more spacious bedrooms and another full bath. The third level offers a multi-purpose loft that you can use creatively. From the loft, one can see Calgary Tower & Downtown and the balcony gives a view of a beautiful sunset. The fully finished basement has a side entrance, a bedroom, a bathroom, and a living room. There's even space to build a future kitchen. Step outside to the impressive backyard, complete with a large full-sized deck and beautifully landscaped front and back yards. The double detached garage, featuring, high walls, and 240v subpanels with extra outlets, is the largest on the block. Additional features include an on-demand H2O tank, high-efficiency furnace, built-in speakers, and Kinetico Water Softener + Kinetico Filtration System. The location is incredibly convenient, with transit, schools, parks, playgrounds, a gas station, shopping, and major routes like Metis Trail, Country Hills, and Stoney Trail just minutes away. Don't miss out—this home won't last long!