



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

MLS # A2157195



\$650,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Electric Range, Range Hood, Refrigerator

Welcome to this charming 2-storey detached home in the vibrant Skyview Ranch neighbourhood, known for its high-quality amenities. This property offers a double detached garage and a versatile basement illegal suite with its own separate side entrance. With 4 bedrooms and 3.5 bathrooms, this home is perfect for families or entertaining guests. As you enter, you'll be greeted by an inviting open floor plan where large windows allow natural light to fill the space. The airy layout flows seamlessly into the living and dining areas, which open up to a fenced backyard—a fantastic spot for children to play, hosting parties, or enjoying a peaceful evening of stargazing. The kitchen is a highlight with its island, granite countertops, and ample pantry space, making it a chef's delight. A convenient 2-piece bathroom completes this main level. Upstairs, you'll find 3 well-sized bedrooms. The master bedroom features a walk-in closet and a private 4-piece ensuite bathroom. This level also includes a full bathroom for added convenience. The illegal basement suite is a fantastic bonus, offering a bedroom, a full bathroom, a functional living room, and a kitchen. The laundry facilities are shared. While it's an illegal suite, it's an excellent space for accommodating friends and family or family gatherings. Situated in a lively neighbourhood with numerous amenities, this home won't last long. Don't miss out—act quickly to make it yours!