



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

MLS # A2187074



\$674,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 5-bedroom, 4-bathroom Shane home, crafted with a thoughtful and spacious layout perfect for modern living. Main Floor: Boasting soaring 9-foot ceilings, this open-concept space offers a perfect blend of functionality and elegance. The kitchen is a chef’s dream with beautiful granite countertops, a large island for additional prep space, and ample storage. The adjoining dining area provides a perfect space for entertaining, while French doors open onto your private backyard deck, ideal for enjoying outdoor moments. A convenient 2-piece bath completes this level. Upper Floor: The second level features 3 generously sized bedrooms, including a master retreat with a luxurious ensuite bath and walk-in closet. A well-appointed 4-piece bath serves the other bedrooms. Basement: The fully developed basement offers a self-contained 2-bedroom (illegal Mother-in-Law) suite with its own separate side entrance, providing flexibility for extended family or rental income. It’s roughed in for a central vacuum system, adding ease to everyday living. Exterior & Location: The home’s curb appeal is enhanced by a welcoming front porch and a double garage. Step outside to the fully fenced backyard and deck, perfect for enjoying summer evenings. Plus, with no rear neighbors, you’ll enjoy added privacy and tranquility. Conveniently Located: This home is just 2 blocks from the bus stop and offers easy access to major routes including Stoney Trail, Deerfoot, Country Hills, and Metis Trail. Enjoy the convenience of nearby shopping, a strip mall, and playgrounds. The popular Cross Iron Mills Mall is just 10 minutes away, making this an ideal location for both work and play. Other Highlights: - Friendly, family-oriented neighborhood - Spectacular mountain views - No rear neighbors This exceptional home offers both comfort and

style—schedule your viewing today!