



**GRASSROOTS**  
REALTY GROUP

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## 65 Skyview Springs Common NE Calgary, Alberta

**MLS # A2189901**



# \$584,900

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** N/A

OPEN HOUSE SUNDAY FEB 16 2025. 1 to 4PM - Welcome Home | Light & Bright | 3+1 Bed 3.5 Bath | Double Detached Car Garage | South-West Backyard | Over looking on to GREEN SPACE | Located on a quiet | This 2 storey open concept Duplex has a open floor plan with Neutral color palette. The functional kitchen has plenty of cabinets and stainless steel appliances, granite counter tops, a custom glass mosaic tile backsplash, and an island with a breakfast bar, upgraded California knockdown ceiling. The dining room is bright with a patio doors that open up to the back deck. Natural light also fills the living room, 2-pc powder room completes the main floor. Upstairs The primary bedroom is large enough to fit a king bed, has a walk-in closet, and has a large window for natural light. There is access to the 3-pc bathroom from the primary bedroom. There are two more good sized bedrooms on the upper level with 4-pc bathroom. Fully finished basement with a (illegal suite), 1 bedroom with a with a closet, kitchen, Rec/flex/game room, storage, full bathroom and laundry. Booking your showing today! CHECK OUT THE VIRTUAL TOUR!