



GRASSROOTS
REALTY GROUP

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

MLS # A2195065



\$739,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

****SIDE ENTRY & BASEMENT SUITE OPPORTUNITY*****Welcome to 70 Skyview Ranch Crescent. This stunning, well maintained home sits on a quiet street that's backed directly onto a large greenspace, along with two schools (Prairie Sky School and Apostles of Jesus School). The pie shaped lot offers a large backyard, perfect for kids playing outside in your fully fenced in property while enjoying the outdoors. The main floor boasts an open concept floor plan with a chef style Kitchen, granite countertops, built-in stainless steel appliances and plenty of cabinetry! The home includes 3x large bedrooms, along with 2x full bathrooms and a half bath on the main floor. ***** Basement is a blank canvas (could have an extra 2x bedrooms in basement & convert into a legal basement suite WITH KITCHEN). ***** With quick access to Country Hills Blvd, you have full access to all the nearby amenities. This home is a must see and wont last long in this sought after community of Skyview. Book your appointment now to view this property before it's sold. A secondary suite would be subject to approval and permitting by the city/municipality.