



GRASSROOTS
REALTY GROUP

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5 Skyview Springs Road NE
Calgary, Alberta

MLS # A2198419



\$884,786

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,455 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE 26 APRIL 2025 BETWEEN 12:00 PM TO 2:30 PM. Price reduced to sell!!! Motivated seller . Welcome to this meticulously maintained corner-lot home, built by Morrison in 2012, offering 2,454 sqft of thoughtfully designed living space. The home's stucco exterior enhances its curb appeal and provides durability and low maintenance. The property has been freshly painted, ensuring a modern and pristine appearance. Upon entering, you're greeted by a spacious foyer with 9' ceilings and hardwood flooring that flows seamlessly throughout. The open-concept living room is bathed in natural light and features a cozy fireplace surrounded by elegant finishes. The gourmet chef's kitchen has high-end stainless steel appliances, including a professional gas stove, VENT-A-HOOD fan, KitchenAid fridge and oven, and a built-in microwave. Granite countertops and a stylish tile backsplash add sophistication, while upgraded light fixtures and pot lights enhance the home's modern charm. A mudroom with a built-in bench provides practical storage solutions, making everyday living effortless. Upstairs, a massive bonus room offers endless possibilities for entertainment or relaxation. The luxurious primary suite features a walk-in closet and a spa-like ensuite bathroom, creating a perfect retreat. Three additional spacious bedrooms, each with their walk-in closets, share a well-appointed full bathroom. The convenience of an upper-floor laundry room adds to the home's thoughtful design. The full, bright unfinished basement offers ample potential for customization, allowing you to create additional living space tailored to your needs. Recent upgrades include a new hot water tank replaced in 2024 and a Kinetico water softener and filtration system, ensuring comfort and peace of mind. The south-facing backyard is ideal for enjoying sunny winter days,

and the large deck provides a perfect space for outdoor gatherings. The property is fully enclosed with a durable chain-link fence, featuring a gate for RV parking in the backyard, catering to your storage needs. A water sprinkler system ensures lush and well-maintained landscaping with minimal effort. Backing onto a green area, the home offers a serene and picturesque setting. Additionally, a park and bus stop are conveniently located across the street, providing easy access to outdoor activities and public transportation. Combining elegance, comfort, and modern amenities, this exceptional home is the perfect place for a growing family. Don't miss the opportunity to make it yours!