



GRASSROOTS
REALTY GROUP

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**50 Skyview Springs Circle NE
Calgary, Alberta**

MLS # A2206845



\$414,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Wardrobe Fixture in Master Bedroom

Welcome to 50 Skyview Springs Circle NE, a beautifully designed corner-unit townhome in the sought-after community of Skyview Ranch. With large windows that flood the space with natural light, this home offers a bright, airy ambiance complemented by over 1,200 sq. ft. of thoughtfully designed living space. Step inside to discover an inviting open-concept main floor, where hardwood floors flow seamlessly through the spacious living room, offering a picturesque view of the courtyard. The modern chef's kitchen is a standout, featuring sleek quartz countertops, premium stainless steel appliances (including a gas range), ample cabinetry, an eating bar, and a generous island—perfect for meal prep and entertaining. The adjoining dining area creates an effortless space for gatherings. Upstairs, you'll find two luxurious primary suites, each with its own private en-suite bath and a spacious walk-in closet—ideal for comfort and privacy. A conveniently located laundry room and an open staircase complete the upper level. The lower level provides additional storage and direct access to the oversized attached double garage, offering both convenience and functionality. Outside, the charming front patio is the perfect spot to unwind and enjoy the peaceful surroundings. Located in a prime area, this home is just minutes from schools, parks, walking and biking paths, local shops, restaurants, and major roadways. With easy access to Stoney Trail, Deerfoot Trail, the Calgary International Airport, and CrossIron Mills, you'll love the convenience of this thriving neighborhood. Don't miss out—schedule your private tour today!