



GRASSROOTS
REALTY GROUP

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146 Skyview Point Crescent NE
Calgary, Alberta

MLS # A2208897



\$629,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,626 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Zero Lot Line		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Asphalt Shingle

Basement: See Remarks, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Front Drive Detached House-Close to All Amenities!! Welcome to the beautiful community of Skyview, where this charming property offers the perfect blend of space, style, and comfort for your family. Upstairs, you'll find 3 spacious bedrooms, including a generous master suite with a walk-in closet and private ensuite. The bonus room offers extra versatility, ideal for a home office or play area. With 2.5 bathrooms, there's plenty of convenience for everyone. The main floor is designed with an open concept and 9ft ceilings, giving the space an airy and bright feel. The gourmet kitchen is a true highlight, featuring white cabinetry, stainless steel appliances, and quartz countertops. The large center island with an eating bar, pendant lighting, and pantry make it perfect for meal prep and entertaining. The kitchen seamlessly connects to the living area, which is flooded with natural light. A cozy breakfast nook, overlooking the backyard and deck, is ideal for your morning coffee. A half bath completes this floor. On the upper level, the master suite is a true retreat, offering a spacious layout, walk-in closet, and private ensuite. Two additional well-sized bedrooms, a 4-piece bathroom, and a flexible space (perfect for a home office or family area) complete the floor. The unfinished basement, with a 3-piece rough-in, offers endless possibilities for customization. There's also a single attached garage, perfect for extra storage and parking. This home is ideally located minutes from grocery stores, restaurants, and a K-9 school within walking distance. Plus, it's just 5 minutes to Calgary Airport, making travel super convenient. The property also features newly installed roof shingles, ensuring peace of mind for years to come. With stylish antique grey laminate flooring on the main level and a welcoming, open design, this home is a true gem. Don't miss

out—schedule your showing today!