



GRASSROOTS
REALTY GROUP

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**28 Skyview Point Crescent NE
Calgary, Alberta**

MLS # A2208994



\$624,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

This two-story home offers a comfortable living space with 4 bedrooms, 3 full bathrooms, and a 1/2 bathroom, along with a double detached garage and a partially finished basement. Located near schools, parks, playgrounds, transit services, and easy access to major highways, this home provides a convenient and family-friendly location. The main floor features a welcoming foyer, a spacious living room, a dining area, and a kitchen with laminate countertops. A 2-piece bathroom is also conveniently located on this level, along with a door leading to the backyard and a deck, perfect for enjoying summer decorations and outdoor relaxation. Upstairs, you'll find the master bedroom, complete with a 4-piece ensuite bathroom. The upper floor also includes two additional bedrooms that share a common bathroom. The partially finished basement offers a 4-piece bathroom, an office/computer room, and a recreation room, ideal for family gatherings and entertainment. The front yard is beautifully landscaped, enhancing the curb appeal during the summer months.