



GRASSROOTS

REALTY GROUP

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**29 Skyview Parade NE
Calgary, Alberta**

MLS # A2301319



\$450,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

Welcome to this beautifully maintained NO CONDO FEE, CORNER UNIT home offering the perfect blend of functionality, style, and location. Situated on a desirable south-facing lot, this home is bathed in natural light, creating a warm and inviting atmosphere. When you walk in, you’ll notice the thoughtfully designed open-concept main floor. It is ideal for both everyday living and entertaining, featuring a stunning kitchen complete with upgraded cabinetry, quartz countertops, and stainless steel appliances. The home continues to impress with custom built-ins including a bench in the rear mudroom, and a versatile built-in nook - perfect as a home office. A convenient 2-piece powder room completes this level. Upstairs, you’ll find TWO SPACIOUS PRIMARY BEDROOMS, each with its own large walk-in closet and private 4-piece ensuite, separated by the convenience of upper floor laundry. The basement is ready for your future development with an egress window and bathroom rough-in. Enjoy the sunny SOUTH-FACING FENCED BACKYARD, perfect for gardening or relaxing, along with a BBQ gas line for easy outdoor entertaining. The double detached garage offers ample space for vehicles and storage, with paved alley access for added ease. Additional upgrades include CENTRAL AIR CONDITIONING and a recently installed WATER SOFTENER, adding comfort and long-term value. Location is unbeatable. Just steps from Sky Pointe Landing plaza, a major retail hub offering dining, shopping, fitness, medical services, and everyday essentials. Families will appreciate being within walking distance to both Prairie Sky School (Public K-9) and Apostles of Jesus School (Catholic K-9), with Nelson Mandela High School just a short drive away. Commuting is effortless with a bus stop only a 1-minute walk from your door, making this a highly transit-friendly

location. Whether you're a first-time buyer, downsizer, or investor, this is a rare opportunity to own an exceptional property in one of Calgary's fastest-growing communities. Book your showing today!