



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**57 Skyview Point Common NE  
Calgary, Alberta**

**MLS # A2307761**



**\$575,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-N

**Utilities:** -

**Inclusions:** See Remarks

**BEST PRICE FOR A HOME IN SKYVIEW RANCH!** Don't miss this opportunity to own a house in one of the most desirable and mixed community SKYVIEW. This home is offers unbeatable location, strong value and access to everything you need-making it a perfect place to call home. Fall in love with the open-concept kitchen and living area, filled with natural light. Enjoy a contemporary kitchen complete with stainless steel appliances, perfect for everyday living and entertaining. Raised bar counter adds the ideal space for morning coffee, quick meals, or social gathering. Beautiful large deck at the back creates the perfect setting for outdoor living and relaxation. Upstairs offers 3 spacious bedrooms including 2 master suites perfect for extended family or guests. Fully developed legal basement featuring a 1-bedroom, 1 full washroom with a spacious living area-ideal for extended family or rental potential. This one won't last long-act fast and make it yours. Book your private showing today.