



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**173 Skyview Springs Crescent NE
Calgary, Alberta**

MLS # A2314957



\$569,900

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,405 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: NONE

Welcome to this beautifully renovated 2-storey home in the highly desirable community of Skyview Ranch, offering over 2,050 PLUS sq ft of thoughtfully designed living space with a total of 5 bedrooms (one lower level bedroom without window) and 3.5 bathrooms! Prior to listing, the home was refreshed with new paint throughout, brand-new carpet, and high-quality zebra blinds on all windows, giving it a fresh and modern feel. The main floor features impressive 9-ft ceilings, an open-concept layout filled with natural light from the large windows, and elegant hardwood flooring throughout. The stylish kitchen is complete with quartz countertops, ample cabinet space, and a bright dining nook perfect for family gatherings. Upstairs, you’ll find a spacious primary retreat with a walk-in closet and a luxurious 4-piece ensuite, along with two additional generously sized bedrooms. The fully finished basement offers incredible flexibility with a large family room, a spacious bedroom, a private full bathroom, and an additional flex room ideal for guests or a potential 5th bedroom. There is also excellent potential to add a separate entrance subject to the approval and under the guidelines of the municipality for future rental income opportunities. Step outside to enjoy the large west-facing backyard and double detached garage. Conveniently located with easy access to parks, Stoney Trail, Deerfoot Trail, and CrossIron Mills, this move-in-ready home is perfect for growing families and savvy investors alike!