



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

MLS # A2319627



\$709,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Second fridge, oven, microwave-hood fan, dishwasher and all blinds in legal basement suite. Hanging storage shelf in garage, in ceiling speakers

This upgraded, FORMER JAYMAN SHOWHOME is perfect for a large family and/or someone who is looking to supplement their income with a LEGAL SUITE WITH A SEPERATE ENTRANCE AND IT'S OWN PRIVATE PARKING STALL! The home is spacious and bright and has a SUNNY WEST FACING BACKYARD with upgraded triple pane windows facing the back of the home as well as CENTRAL AIR CONDITIONING to keep things cool on hot summer days! You'll enjoy three generous sized upstairs bedrooms including the Primary that has a walk in closet plus a gorgeous ensuite with double sinks! There's also an amazing upstairs Bonus room that's perfect for watching T.V. or gaming! The main floor has 9 foot ceilings and would be great for hosting families and friends! There's a large island kitchen with quartz counters, under cabinet lighting, along with an abundance of cabinets, drawers and counter top space! You'll also love the stainless steel appliances, breakfast bar, a spacious dining area, the huge living room, a dedicated main floor laundry room, two piece powder room tucked around the corner and the large inviting entrance! Being a former show home has it's advantages as there is an upgraded lighting package, beautiful window treatments, in ceiling speakers, gorgeous engineered hardwood, a finished garage and extensive concrete work. Because there is a downstairs suite there's also two furnaces, two hot water tanks along with a second set of stainless steel appliances that also stay. When you are in the utility room don't forget to check out the access to the crawl space for storage. It should also be noted that the shingles and siding (except northside) were replaced about two years ago. Put this gorgeous home on your must see list! You will be glad you did!! **CLICK ON THE MULTI MEDIA ICON FOR A VIRTUAL TOUR!**