



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Skyview Springs Manor NE
Calgary, Alberta

MLS # A2323197



\$499,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	993 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Walk-In Closet(s)

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

Inclusions: Permanent Outdoor Lights

This 4 bedroom home has potential for a 5th bedroom, it has nearly 1,900 sq ft of developed living space, all sitting on a LARGE desirable pie-shaped lot, is fully finished and move in ready. Upgrades include new roof (2024), siding (2024), a new furnace and hot water tank (2025) so this home is better than new! Soaring vaulted ceilings and large windows fill the home with natural light, while the functional layout provides comfortable living spaces ideal for families, guests, home offices, or multi-generational living. The backyard is ready to be your summer oasis with beautiful lighting and plants blooming. This home also has permanent exterior LED lighting. Designed for both everyday living and entertaining, this home offers a unique combination of space, comfort, and versatility. Please book a private showing at your convenience.