

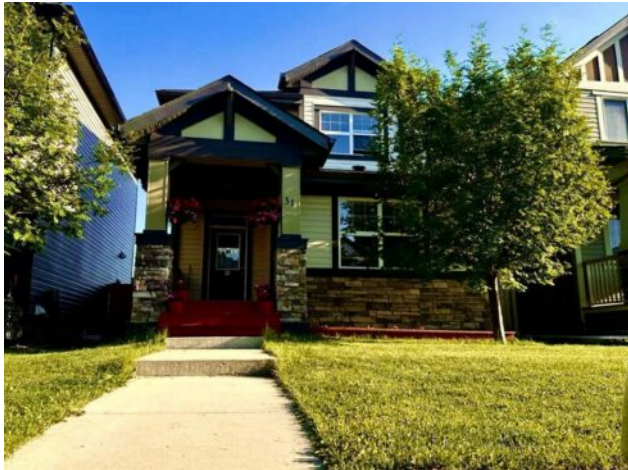


GRASSROOTS
REALTY GROUP

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31 Skyview Springs Rise NE
Calgary, Alberta

MLS # A2327653



\$659,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: -

Welcome to this beautiful home in the highly sought-after Skyview Ranch community! Surrounded by stunning landscaping, nearby parks, and family-friendly playgrounds, this home offers the perfect blend of comfort and convenience. This spacious property features 4 bedrooms, including a main-floor bedroom that's ideal for guests, seniors, or a home office. With 3.5 bathrooms, there's plenty of space for the whole family. The home also includes a fully legal 2-bedroom basement suite, providing an excellent opportunity for rental income or multi-generational living. Located in a vibrant neighborhood with easy access to parks, playgrounds, schools, shopping, and major roadways, this home is an exceptional choice for families and investors alike.