



GRASSROOTS
REALTY GROUP

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251 Skyview Point Road NE
Calgary, Alberta

MLS # A2333206



\$618,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.83 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

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

Inclusions: None

This stunning detached home with a detached over-sized double garage sits on a desirable location in the vibrant community of Skyview Ranch. You will be welcomed with a great curb appeal front porch and as you step inside, you're greeted by a bright open-concept floor plan with soaring 9-foot ceilings. The main level features a spacious living room with a cozy fireplace feature wall, a welcoming dining area with a huge island and ceramic tiles up to the rear entrance. The heart of the home is a modern chef's kitchen, complete with ample cabinetry, granite countertops, huge island and stainless steel appliances. Just off the kitchen, you'll find access to a beautiful deck perfect for morning coffee sips and BBQ with family and friends. A powder room completes the main level. Upstairs, the impressive primary bedroom boasts a walk-in closet and a 3-piece ensuite, plus two additional well-sized bedrooms and a full bathroom. The laundry is also located in the upper floor for easier access. The fully developed basement offers a large family or recreation room with luxury vinyl and carpet flooring, plus a comfortably sized bedroom, a kitchenette for easy food preparation for the family and visitors and a 4 piece bathroom. The home is close to public transit, schools, shopping, playgrounds, and scenic walking/biking paths. Don't miss out—this is the perfect family home! Book your showing today!