



GRASSROOTS
REALTY GROUP

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56 Skyview Circle NE
Calgary, Alberta

MLS # A2334791



\$449,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,491 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to Aurora at Sky Pointe, where style, convenience, and value come together in this beautifully appointed executive townhome with NO CONDO FEES. Offering 3 bedrooms, 2.5 bathrooms, central air conditioning, a new roof, a double detached garage, a fully landscaped west-facing fenced yard, and quality finishings throughout, this is the perfect home for families, professionals, or savvy investors. The bright, open-concept main floor is designed for modern living, featuring a spacious front living room with a large picture window that fills the space with natural light. At the rear of the home, the contemporary kitchen is sure to impress with stainless steel appliances, quartz countertops, a stylish tiled backsplash, a large centre island with eating bar, and ample cabinetry for storage. Just off the kitchen, a versatile mudroom/home office provides additional functionality and offers direct access to the private west-facing backyard—perfect for relaxing, entertaining, or enjoying summer evenings. Beyond the yard is the detached double garage, providing secure parking and extra storage. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. Two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry complete the upper level. The unfinished basement offers endless possibilities, allowing you to create the additional living space that best suits your lifestyle, whether it's a recreation room, home gym, fourth bedroom, or media room. Location is everything, and this home delivers. Just steps from Sky Pointe Landing, you'll enjoy one of the area's premier retail hubs offering restaurants, shopping, fitness facilities, medical services, and all your everyday essentials. Families will appreciate being within walking distance to Prairie Sky School (K-9) and

Apostles of Jesus School (K-9), while Nelson Mandela High School is just a short drive away. Commuting is effortless with a bus stop only a one-minute walk from your front door, while quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport makes getting around the city a breeze. This move-in-ready home offers the perfect combination of modern design, exceptional value, and an unbeatable location. Don't miss your opportunity to make Aurora at Sky Pointe your new home.