



GRASSROOTS
REALTY GROUP

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12 Skyview Springs Gardens NE
Calgary, Alberta

MLS # A2335096



\$676,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this BEAUTIFULLY MAINTAINED and THOUGHTFULLY DESIGNED two-story home located in the highly sought-after community of SKYVIEW RANCH, offering the perfect blend of SPACE, COMFORT, and FUNCTIONALITY for growing families or savvy investors. With an ILLEGAL BASEMENT SUITE, multiple living areas, and an exceptional layout, this home provides outstanding value and versatility. Step inside to a bright and welcoming foyer that leads into a versatile FRONT DEN, perfect for a HOME OFFICE, reading room, kids' play area, or formal sitting space. A stunning DOUBLE-SIDED FIREPLACE creates a warm and elegant separation between the front living area and the main OPEN-CONCEPT living space while adding character and charm to both rooms. The heart of the home is the impressive kitchen, thoughtfully designed with STAINLESS STEEL APPLIANCES, abundant cabinetry, generous countertop space, and a functional layout that makes meal preparation and entertaining effortless. The adjacent dining area flows seamlessly into the spacious family room, where large windows flood the space with natural light, creating a bright and inviting atmosphere for everyday living. The main floor also includes a convenient 2-PIECE POWDER ROOM and direct access to the attached DOUBLE GARAGE, offering practicality for busy families. Upstairs, you'll be welcomed by a spacious BONUS ROOM featuring VAULTED CEILINGS, making it an ideal space for movie nights, a children's playroom, or an additional family lounge. The luxurious PRIMARY RETREAT offers plenty of room for large furniture and is complemented by a spa-inspired 5-PIECE ENSUITE complete with dual sinks, a relaxing soaker tub, a separate shower, and a LARGE WALK-IN CLOSET. Two additional generously sized bedrooms, a full 4-piece bathroom, and the

conveniently located upper-floor laundry room complete this well-planned level. The FULLY DEVELOPED BASEMENT features an ILLEGAL SUITE with its own kitchen, a spacious recreation/living area, two comfortable bedrooms, and a full 4-piece bathroom, making it an excellent option for extended family, guests, or additional rental potential (subject to municipal guidelines). Outside, enjoy the convenience of living in one of Calgary's most desirable northeast communities. This fantastic location places you just minutes from schools, parks, playgrounds, shopping centers, restaurants, public transit, walking pathways, and provides quick access to Stoney Trail, Deerfoot Trail, Calgary International Airport, and CrossIron Mills. Whether you're searching for your forever family home or an investment opportunity with income potential, this exceptional property checks all the boxes. Don't miss your opportunity to own this incredible home—schedule your private showing today!