



GRASSROOTS
REALTY GROUP

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55 Skyview Springs Rise NE
Calgary, Alberta

MLS # A2343040

\$589,800



Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,582 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NONE

Welcome to this cozy and well-maintained home in the desirable community of Skyview! The bright main floor features a separate living area, a spacious family room with a fireplace, a well-appointed kitchen with stainless steel appliances, dining area, pantry, convenient powder room, and direct access to the fully fenced backyard. Upstairs offers 3 bedrooms, including a primary bedroom with a 4-piece ensuite and a walk in closet, plus 2 additional good-sized bedrooms and a full common bathroom. A convenient laundry area completes the upper level. The fully developed illegal basement suite has a separate entrance and offers excellent additional living space, including a bright living room, kitchen, 1 bedroom, full bathroom, and separate laundry. The basement bedroom is oversized and could potentially be converted into 2 good-sized rooms, providing flexibility for a growing family or additional living arrangements. Enjoy the beautiful, fully fenced and low-maintenance backyard, perfect for relaxing or entertaining. A double detached garage provides secure parking, additional extra 9ft space between garage and fence for a 3rd parking, house has upgraded class 4 shingles as well. great opportunity in a sought-after Skyview location!