



GRASSROOTS
REALTY GROUP

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48 Skyview Point Terrace NE
Calgary, Alberta

MLS # A2345727



\$799,999

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,476 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Fireplace(s)
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Unknown, Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home

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

Inclusions: None

WELCOME to this Beautiful and spacious 2 story Home located in Skyview community. Boast over 3300 SqFt of living space. Situated on large pie lot and backs onto alley. Featuring 6 Bedrooms, 3.5 bathroom and Separate entrance to the basement. It has Beautiful Fenced backyard. The main floor has living room, family room, Kitchen, dining area and powder room. Upstairs you will find another living area, Master bedroom with ensuite 5 pc bathroom and other 3 bedrooms, another 5 pc bathroom and Laundry room. In Basement (ILLIGAL 2 BEDROOM SUITE) you will find 2 spacious bedrooms, second Kitchen, full washroom and second set of Laundry.AMAZING OPPORTUNITY TO RUN YOUR OWN DAYHOME, as there is already DAYHOME setup in the basement. Currently fully licensed and running.