



GRASSROOTS
REALTY GROUP

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152 Skyview Point Green NE
Calgary, Alberta

MLS # A2349936

\$499,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Incredible Location | Steps from Skyview Ranch Community Playground | 2 Blocks from CBE Prairie Sky School | 1,503.69 SqFt | 3 Bedrooms | 2.5 Bathrooms | Open Floor Plan | High Ceilings | Recessed Lighting | Rear Kitchen | Granite Countertops | Stainless Steel Appliances | Pantry | Rear Mudroom | Closet Storage | 3 Upper Level Bedrooms | 2 Upper Level Bathrooms | Primary Bedroom with Walk-in Closet & 3pc Ensuite | Great-Sized Bedrooms | Basement Laundry | Unfinished Basement | Massive Fully Fenced Backyard | Rear Concrete Patio & Firepit | Rear Concrete Parking Pad | Alley Access. Welcome to this beautifully situated 2-storey home offering 1,503.69 SqFt of thoughtfully designed living space in an incredible Skyview location. Just steps from Skyview Point Playground & only 2 blocks from CBE Prairie Sky School, this home offers exceptional convenience for families. The main level features an inviting open floor plan with high ceilings, recessed lighting & a bright, spacious feel throughout. The rear kitchen is finished with granite countertops, stainless steel appliances, a pantry & plenty of cabinetry, creating a functional space for everyday living & entertaining. The kitchen flows naturally into the dining & living areas, while the rear mudroom provides convenient access to the backyard along with closet storage for coats, shoes & everyday essentials. Upstairs, 3 great-sized bedrooms provide comfortable space for the whole family, along with 2 bathrooms. The spacious primary bedroom features a walk-in closet & private 3pc ensuite, creating a comfortable retreat at the end of the day. The unfinished basement offers excellent potential for future development & currently includes laundry facilities. Outside, enjoy the massive fully fenced backyard complete with a rear concrete patio & firepit, providing an excellent space for summer gatherings, outdoor

dining & relaxing. A rear concrete parking pad with alley access adds convenient off-street parking. With an unbeatable location close to schools, playgrounds & everyday amenities, this is an excellent opportunity to own a well-appointed family home in Skyview. Hurry & book your showing today!