

**46 Skyview Springs Circle NE  
Calgary, Alberta**

**MLS # A2174641**

**\$399,900**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Sid		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this wonderful 2 Storey Townhome located in the heart of Skyview Ranch. It features large windows allowing abundance of natural light, an open concept main floor to maximize living space with 9' ceilings and stunning hardwood floors. The chef's kitchen is timeless in design and has ample cabinet space, a walk-in pantry, stainless steel appliances and an island ideal for cooking or entertaining. The spacious family room flows into the formal dining area, then a den with a window which can be used as an office. This level is completed by your powder room that is perfectly tucked away from the main living areas. Upstairs you have 2 spacious Primary bedrooms, with each having its own 4-piece ensuite and walk in closet. Laundry is conveniently located upstairs. Downstairs you have a storage room and access to your side by side double heated garage. The fenced patio is the perfect summer oasis surrounded by beautiful landscaping and walkways and is within walking distance to parks and amenities.