

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

MLS # A2174641

\$409,900



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	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.