

**61 Skyview Springs Crescent NE
Calgary, Alberta**

MLS # A2184069



\$599,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautiful home in the desirable Skyview Ranch community! This property offers an exceptional living experience, combining comfort, convenience, and modern features in a prime location. As you step inside, you're greeted by a large living area with fireplace, followed by hardwood floors throughout the kitchen and dining area, creating an inviting and timeless ambiance. The spacious open-concept living and dining areas provide the perfect space for entertaining or relaxing with family. The well-designed kitchen is a chef's dream, complete with sleek stainless-steel appliances, a large island, pantry and ample cabinetry. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a private ensuite bathroom. A second bathroom along with the conveniently located upstairs laundry room completes this floor. The basement is roughed in for a bathroom and water softener, with framing already completed, allowing you to easily customize this space to suit your needs. Whether you envision a home theater, gym, or additional living space, the possibilities are endless. Step outside to your oversized deck including a natural gas line perfect for summer barbecues or relaxing evenings. The backyard is fully fenced, offering privacy and ample space for outdoor activities. The home contains over 2,100 Sqft of living space, also boasts an oversized garage, providing plenty of room for vehicles, storage, or a workshop. Additional upgrades include a new roof installed in October 2024 and new siding completed in December 2024, ensuring the home is as functional as it is beautiful. Located just steps away from a playground and walking paths, you'll love the proximity to outdoor spaces. With no pets and no smoking in the home, it has been kept in pristine condition from these original owners. The paved back alley adds ease of access

to your property, and the oversized hot water tank provides plenty of hot water for the whole family. Enjoy the amazing neighbors and the quiet, family-friendly community of Skyview Ranch, while still being close to major roads, schools, parks, shopping, and public transportation. Don't miss the opportunity to make this charming home your own!