

**32 Skyview Springs Road NE  
Calgary, Alberta**

**MLS # A2208343**



**\$584,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Alarm system		

Curb appeal and character welcome you into this beautifully upgraded and exceptionally well-maintained Certified Family Home. Beautiful upon entry, you are invited into an excellent open floor plan accented with hardwood floors, high ceilings, and a view of the open kitchen—gorgeous cabinetry with painted grey lowers and white uppers. With ample countertop space, it offers plenty of room for entertaining and preparation. Upgraded stainless steel glass top range, Fridge, built-in dishwasher, and over-the-range microwave. A central island offers a raised eating bar and stainless steel sink, completing the space. You will appreciate the upgraded white trim color throughout this fabulous home, which features three bedrooms and two bathrooms. The primary bedroom boasts a spacious walk-in closet. The lower level is waiting for your design ideas and has already completed some work to help you ease your finishing process. Fully fenced home site with a BIG 22x20 garage. Lots of on-street parking. Additionally, it is situated on a quiet, family-friendly street, close to parks, schools, daycare facilities, playgrounds, and the new Stony Trail exit. Exceptional Value all found in the established Skyview Ranch - SEPTEMBER POSSESSION AVAILABLE. Call your friendly REALTOR(R) today to book your viewing!