



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

45 Skyview Springs Common NE Calgary, Alberta

MLS # A2242670



\$489,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,181 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: None, Unfinished

Exterior: Concrete, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: NA

Welcome to this beautiful PARK FACING SEMI-DETACHED home with NEW ROOF AND SIDING in the desirable community of Skyview Ranch in NE Calgary. This house has an open concept floor plan with lots of natural light throughout the house. The main floor features a huge kitchen with modern stainless steel appliances and lots of cabinets along with the pantry for additional storage. The main floor also has a huge living room ideal for entertainment or spending time with family and friends along with a two piece washroom. The upper floor boasts of two spacious master bedrooms with attached ensuite ideal for a family or a couple. Both the rooms have huge windows for abundant natural light during the day. The ROOF is brand new along with the siding and the house has been FRESHLY PAINTED along with newly installed carpet. The house also comes with a double detached garage at the back along with the deck and a big enough lot to enjoy your backyard. The basement is awaiting your personal touches and can accommodate your future development plans. All hail related damage has been fixed by an authorized contractor. Call your favourite realtor to book a showing.