



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

780-831-7725
jackadmin@gpremax.com

53 Skyview Point Green NE Calgary, Alberta

MLS # A2242713



\$499,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,510 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming, well kept 3 bedroom home located on a quiet street & close to schools, parks, shopping & transit. The front porch welcomes you into this home which features an open design with plenty of room for family living. The tiled front entrance has 2 closets perfect for coat storage. A 2 piece powder room is around the corner. The spacious great room with laminate flooring, will accommodate a large dining table, lots of seating space & a great kitchen ideal for entertaining your family & guests. The oversized island with granite countertops, walk-in pantry & newer appliances will impress the chef in the family. The tiled back entry with closet are off the kitchen. A garden door opens to the convenient west facing back deck with gas BBQ hookup & fenced yard, excellent for your summer enjoyment. Beyond the fenced yard is a double parking pad with electrical outlet. The upper floor contains 3 bedrooms all with walk-in closets. The primary bedroom includes a 4 piece ensuite bath. There is also a 4 piece main bath on this level as well as the laundry area & linen storage. The basement offers 2 large windows for your future development as well as a finished media room to enjoy now. This home has seen recent new siding, shingles & furnace. It has been lovingly kept by the original owners & is ready for its new family to enjoy!