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GRASSROOTS
REALTY GROUP

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150 Skyview Springs Manor NE
Calgary, Alberta

MLS # A2214665

$409,900

Division:	Skyview Ranch
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,538 sq.ft.	**Age:**	2011 (14 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Back Lane

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt/Gravel	**Condo Fee:**	$ 390
Basement:	None	**LLD:**	-
Exterior:	Metal Siding , Vinyl Siding	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows

Inclusions: wall shelf in dining nook, electric garage heater

Beautiful 3 bedroom, 2.5 bathroom townhouse on a quiet street in Skyview Ranch! This end unit has offers windows on 3 sides and has been incredibly well maintained by the original owner. The double attached garage is drywalled, heated, offers 220 amp service, and has a hose bib. Step in from the garage to the ground floor laundry/storage room with a sink. Upstairs, a modern and open floor plan has 9 ft ceiling with knockdown ceiling texture and maple hardwood flooring. A fantastic kitchen has tall dark maple cabinetry with crown moulding, glass tile backsplash, a central island with stool bar, stainless steel appliances, and a pantry! A bright dining area and side nook makes a great spot for a desk or additional storage. Spacious living room with a balcony at the front of the home. A private 2-pce bath completes the main floor. Upstairs, a spacious primary bedroom has a double closet and a bonus single closet plus a 3-pce ensuite with a shower & rain showerhead. Two additional kids’ rooms plus a 4-pce bathroom with a tub/shower combo and rain showerhead. This home offers blinds throughout, roughed-in central vacuum, and is pet & smoke free.