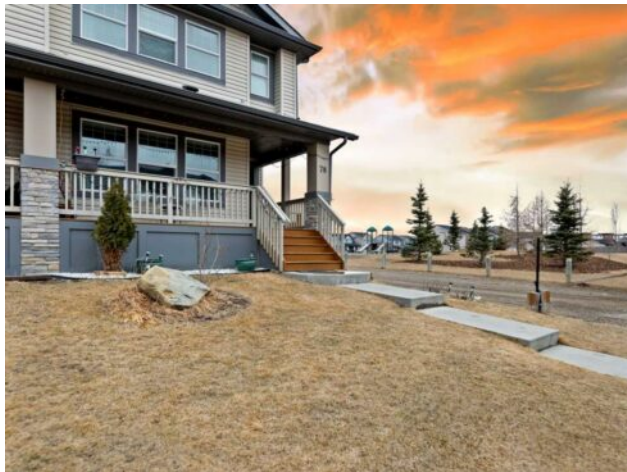


78 Skyview Point Green NE Calgary, Alberta

MLS # A2215239



\$574,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,482 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: WINDOW COVERINGS

Welcome to this stunning Shane Homes masterpiece, where quality craftsmanship and thoughtful design shine in every corner! From the moment you step inside, you'll love the bright, open, and inviting layout. The spacious living room flows seamlessly into a chef's kitchen featuring stainless steel appliances, a large island, ample cabinetry, and a cozy dining area — perfect for entertaining or everyday living. Step outside from the main floor to your fenced backyard, complete with a deck and double detached garage. Plus, there's a beautiful park right next door, and you're just a short walk to the nearest bus stop and shopping centre — making daily errands and commuting a breeze! Upstairs, you'll find two generously sized bedrooms with large closets, a full bathroom, and a luxurious primary suite featuring three oversized windows, a walk-in closet, and a private ensuite. Convenience is key with stacked laundry located on the upper floor! The fully finished basement is a fantastic bonus — offering a large living room, a play area perfect for kids or a home gym, and a spacious bedroom. Thanks to two large windows, the basement feels bright and inviting, making it a comfortable extension of the home. To top it all off, this property also features a brand new roof, offering you extra peace of mind and adding long-term value to your investment. This home truly offers it all — space, style, location, and unbeatable convenience — and is ready to welcome its next proud owner