

**69 Skyview Springs Crescent NE**  
**Calgary, Alberta**

**MLS # A2286125**



**\$610,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Open House: Feb 14th (Saturday) at 1-3 pm and Feb 15th (Sunday) at 12-2 pm. Welcome to this beautifully maintained 2-storey home offering over 1,580 sq ft above grade on a traditional lot in the highly desirable community of Skyview in Calgary. With large windows throughout, this home is filled with natural light and offers a bright, open-concept layout perfect for families and investors alike. The main floor features a spacious living room, generous dining area, and a well-appointed kitchen with ample cabinetry and counter space. A convenient 2-piece bath and mudroom complete the level. Upstairs, you'll find 3 bedrooms including a primary retreat with walk-in closet and 4-piece ensuite, plus an additional full bathroom for the secondary bedrooms. The fully developed basement features a separate entrance and includes a 2-bedroom illegal suite complete with its own kitchen, living area, 4-piece bath, and laundry. Outside, enjoy the traditional lot with a detached double garage and plenty of yard space. The abundance of windows throughout the home enhances the open feel and brings in tons of natural light on every level. Located close to schools, parks, shopping, and transit, this property offers incredible value.