

**5 Skyview Springs Road NE  
Calgary, Alberta**

**MLS # A2198419**



**\$814,786**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,455 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Price reduced to sell!!! Motivated seller . Welcome to this meticulously maintained corner-lot home, built by Morrison in 2012, offering 2,454 sqft of thoughtfully designed living space. The home's stucco exterior enhances its curb appeal and provides durability and low maintenance. The property has been freshly painted, ensuring a modern and pristine appearance. Upon entering, you're greeted by a spacious foyer with ' ceilings and hardwood flooring that flows seamlessly throughout. The open-concept living room is bathed in natural light and features a cozy fireplace surrounded by elegant finishes. The gourmet chef's kitchen has high-end stainless steel appliances, including a professional gas stove, VENT-A-HOOD fan, KitchenAid fridge and oven, and a built-in microwave. Granite countertops and a stylish tile backsplash add sophistication, while upgraded light fixtures and pot lights enhance the home's modern charm. A mudroom with a built-in bench provides practical storage solutions, making everyday living effortless. Upstairs, a massive bonus room offers endless possibilities for entertainment or relaxation. The luxurious primary suite features a walk-in closet and a spa-like ensuite bathroom, creating a perfect retreat. Three additional spacious bedrooms, each with their walk-in closets, share a well-appointed full bathroom. The convenience of an upper-floor laundry room adds to the home's thoughtful design. The full, bright unfinished basement offers ample potential for customization, allowing you to create additional living space tailored to your needs. Recent upgrades include a new hot water tank replaced in 2024 and a Kinetico water softener and filtration system, ensuring comfort and peace of mind. The south-facing backyard is ideal for enjoying sunny winter days, and the large deck provides a perfect space for outdoor gatherings. The

property is fully enclosed with a durable chain-link fence, featuring a gate for RV parking in the backyard, catering to your storage needs. A water sprinkler system ensures lush and well-maintained landscaping with minimal effort. Backing onto a green area, the home offers a serene and picturesque setting. Additionally, a park and bus stop are conveniently located across the street, providing easy access to outdoor activities and public transportation. Combining elegance, comfort, and modern amenities, this exceptional home is the perfect place for a growing family. Don't miss the opportunity to make it yours!