

**150 Skyview Springs Manor NE**  
**Calgary, Alberta**

**MLS # A2214665**



**\$409,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

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