

**95 Skyview Springs Gardens NE**  
**Calgary, Alberta**

**MLS # A2251099**



**\$609,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Pride of ownership shines in this beautifully maintained 1664 sq. ft. laned home with an additional 755 sq. ft. of professionally finished basement, offering over 2400 sq. ft. of total living space. This spacious property features 4 bedrooms and 3.5 bathrooms, including a fully finished basement suite with a separate side entrance, complete with a bedroom, kitchen, bath and living area that is currently rented, an ideal mortgage helper. The main floor boasts granite countertops, a stylish backsplash, ceramic tile flooring and elegant railing details, while the upper level offers cozy carpet throughout. Outside, you will find a low-maintenance backyard with a stone patio, a rear parking pad and the convenience of ample parking both at the front and back of the home. Situated on a quiet street and lovingly cared for, this move in ready home awaits its new owners. Don't wait, book your private showing today!