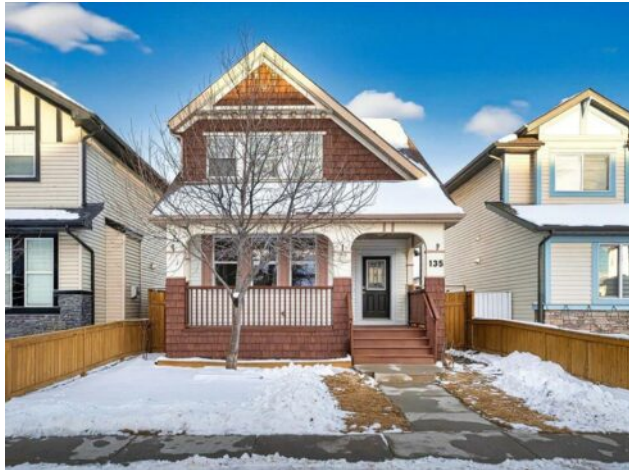


**135 Skyview Springs Manor NE**  
**Calgary, Alberta****MLS # A2273019****\$619,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2009 (16 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, Front Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Basement appliances-Refrigerator, Electric stove, Microwave , Hood fan, Washer, Dryer

Welcome to this incredible home with endless opportunities. This is a 2 storey home with 3 bedrooms upstairs and 2 bedroom legal suite in basement. Nested in the full fledged community of Skyview Ranch. Walkable distance to shopping, schools, playgrounds, bus stops and lot more. Easy access to airport, Stoney Trail and Deerfoot. Ideal for first time home buyers looking for additional income and investors looking for more rental units with great cash flow. This charming and well-maintained three bedroom detached home, offering a perfect blend of comfort, style, and functionality. Matches for families or anyone seeking a spacious and inviting living space and a thoughtful layout designed for modern living. A welcoming front veranda sets the tone as you arrive-an ideal spot to enjoy your morning coffee or relax outdoors while addressing classic curb appeal. Here you step inside to a bright and welcoming, living area, perfect for relaxing or entertaining. The dining space flows effortlessly into a well appointed kitchen complete with cabinetry and culinary creativity. The wide island in kitchen gives additional functional space and storage. Kitchen comes with all stainless steel appliances. The windows throughout the main floor gives ample natural light inside the home. The half washroom and laundry room located at the rear of the home in main level. Upstairs, you will find two generously sized bedrooms and a decent sized primary bedroom with its own ensuite full wash room for added privacy. The fully equipped additional full wash show ensures comfort for family members and guests. Downstairs at the basement you will find a 2 bedroom legal suite. Decent sized 2 bedrooms and a 4 piece bathroom, kitchen and eating area comes in this legal suite. This basement legal suite has its own separate entrance from the side of the home and its own laundry machines. The

backyard is well maintained with stones and concrete blocks. Standard sized deck on the back perfect for summer barbecues, outdoor dining or simply relaxing in your own peaceful retreat .A major highlight of this property is the detached double garage, offering, secure parking, extra storage or potential workspace for hobbies and projects. with excellent curb, appeal, great natural light and valuable outdoor features, this home delivers everything you need for comfortable more than living. So don't miss this great opportunity .Book your showing today itself with your favourite realtor !