

## 53 Skyview Point Green NE Calgary, Alberta

MLS # A2242713



# \$509,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch   |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                   |
| <b>Size:</b>     | 1,510 sq.ft.  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished                            | <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>   | Granite Counters, Kitchen Island, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this charming, well kept 3 bedroom home located on a quiet street & close to schools, parks, shopping & transit. The front porch welcomes you into this home which features an open design with plenty of room for family living. The tiled front entrance has 2 closets perfect for coat storage. A 2 piece powder room is around the corner. The spacious great room with laminate flooring, will accommodate a large dining table, lots of seating space & a great kitchen ideal for entertaining your family & guests. The oversized island with granite countertops, walk-in pantry & newer appliances will impress the chef in the family. The tiled back entry with closet are off the kitchen. A garden door opens to the convenient west facing back deck with gas BBQ hookup & fenced yard, excellent for your summer enjoyment. Beyond the fenced yard is a double parking pad with electrical outlet. The upper floor contains 3 bedrooms all with walk-in closets. The primary bedroom includes a 4 piece ensuite bath. There is also a 4 piece main bath on this level as well as the laundry area & linen storage. The basement offers 2 large windows for your future development as well as a finished media room to enjoy now. This home has seen recent new siding, shingles & furnace. It has been lovingly kept by the original owners & is ready for its new family to enjoy!