

# \$587,999 - 45 Skyview Springs Crescent Ne, Calgary

MLS® #A2220504

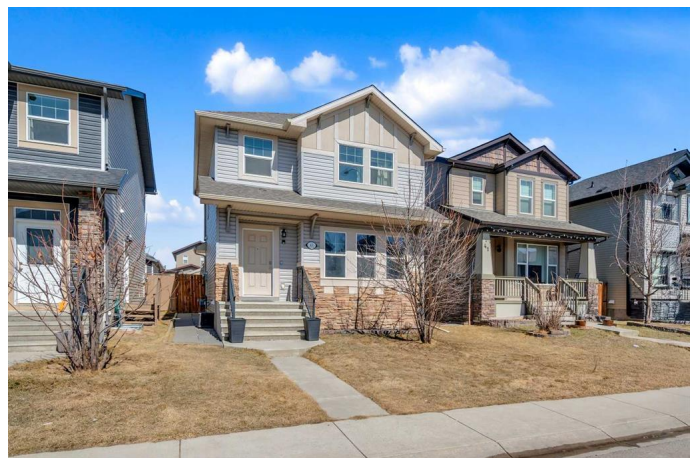
**\$587,999**

3 Bedroom, 4.00 Bathroom, 1,311 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this beautifully maintained detached home offering over 1,700 sq. ft. of livable space, located on a quiet street in the highly sought-after Skyview community. This thoughtfully designed home boasts modern features and a functional layout that's perfect for family living. As you step into the spacious foyer, you are greeted by a bright and open living room, complete with a cozy natural gas fireplace, an elegant accent wall with wallpaper, and large windows that fill the space with natural light. The room also features built-in speakers and plenty of pot lights, adding to the ambiance. The beautiful hardwood flooring extends seamlessly through the living room, kitchen, mudroom, and half bathroom, creating a warm and cohesive feel. The huge kitchen is a chef's dream, offering ample cabinetry, brand-new stainless steel appliances (including a built-in microwave hood fan, refrigerator, and electric stove), and a generously sized pantry. Adjacent to the kitchen, the mudroom—with a large closet—provides convenient access to the spacious backyard and the fully insulated double detached garage. Upstairs, the master bedroom is spacious enough to comfortably fit a king-size bed and includes a large walk-in closet and a private 4-piece ensuite. The second and third bedrooms are also well-sized, easily accommodating queen-size beds, and share a 3-piece bathroom. The fully finished basement expands your living space with a huge recreation area, two large



windows that bring in natural light, and a 4-piece bathroom. You'll also find a spacious laundry room and ample storage space, enhancing the home's functionality. Additional upgrades include a new hot water tank (2023) and central vacuum. The back alley is fully paved, and the home is perfectly situated with easy access to Stoney Trail and Metis Trail, making commuting a breeze. It's also within walking distance to elementary and junior high schools, with nearby shopping centers, coffee shops, and restaurants. Plus, the bus stop is just a short walk away, ensuring convenience at your doorstep.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220504    |
| Price          | \$587,999   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,311       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 45 Skyview Springs Crescent Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 0B9                        |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                           |
| Cooling           | Window Unit(s)                                                                                                  |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Other, Playground, Private Yard, Storage                                        |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Private, City Lot, Cleared, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 2              |
| Zoning         | R-G            |
| HOA Fees       | 75             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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