

# \$599,999 - 45 Skyview Springs Crescent Ne, Calgary

MLS® #A2201240

**\$599,999**

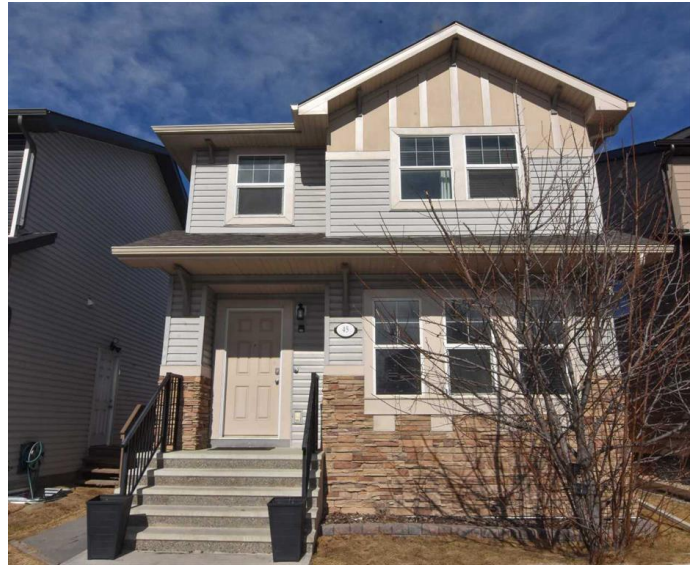
3 Bedroom, 4.00 Bathroom, 1,311 sqft  
Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

"OPEN HOUSE - SATURDAY APRIL 5th from 2 PM to 4 PM" 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® #	A2201240
Price	\$599,999
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 Other  
Parking Spaces 2  
Parking Double Garage Detached, On  
# of Garages 2

### Interior

Interior Features Laminate Counters, No Appliance  
Floorplan, Pantry, Storage, Vinyl  
Appliances Dishwasher, Dryer, Electric  
Washer  
Heating Fireplace(s), Forced Air, Natural  
Cooling Window Unit(s)  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

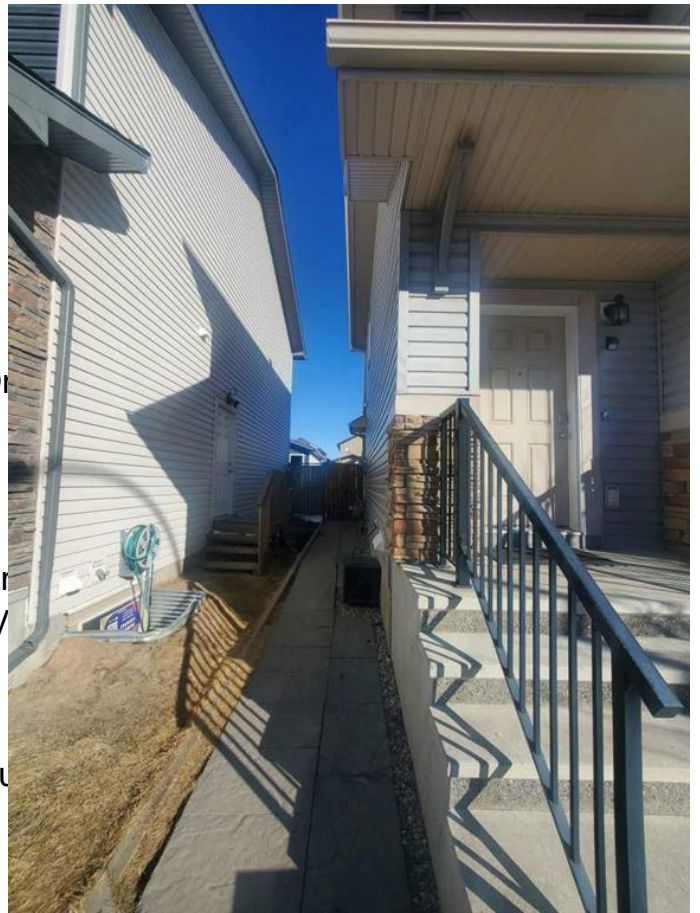
Exterior Features Other, Private Entrance, Private Yard, Storage, Playground, Permeable  
Paving  
Lot Description Rectangular Lot  
Roof Asphalt  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 11th, 2025  
Days on Market 24  
Zoning R-G  
HOA Fees 75  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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