

# \$884,786 - 5 Skyview Springs Road Ne, Calgary

MLS® #A2198419

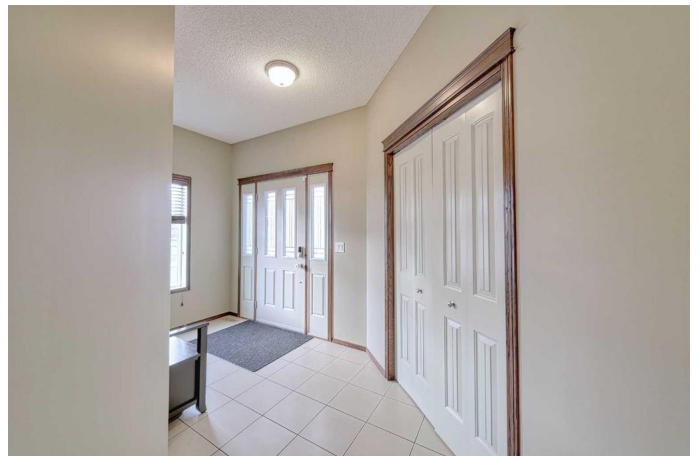
**\$884,786**

4 Bedroom, 3.00 Bathroom, 2,455 sqft

Residential on 0.10 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE 26 APRIL 2025 BETWEEN 12:00 PM TO 2:30 PM. Price reduced to sell!! Motivated seller . Welcome to this meticulously maintained corner-lot home, built by Morrison in 2012, offering 2,454 sqft of thoughtfully designed living space. The home's stucco exterior enhances its curb appeal and provides durability and low maintenance. The property has been freshly painted, ensuring a modern and pristine appearance. Upon entering, you're greeted by a spacious foyer with 9'™ ceilings and hardwood flooring that flows seamlessly throughout. The open-concept living room is bathed in natural light and features a cozy fireplace surrounded by elegant finishes. The gourmet chef's™ kitchen has high-end stainless steel appliances, including a professional gas stove, VENT-A-HOOD fan, KitchenAid fridge and oven, and a built-in microwave. Granite countertops and a stylish tile backsplash add sophistication, while upgraded light fixtures and pot lights enhance the home's modern charm. A mudroom with a built-in bench provides practical storage solutions, making everyday living effortless. Upstairs, a massive bonus room offers endless possibilities for entertainment or relaxation. The luxurious primary suite features a walk-in closet and a spa-like ensuite bathroom, creating a perfect retreat. Three additional spacious bedrooms, each with their walk-in closets, share a well-appointed full bathroom. The convenience of an upper-floor laundry room adds to the



home's thoughtful design. The full, bright unfinished basement offers ample potential for customization, allowing you to create additional living space tailored to your needs. Recent upgrades include a new hot water tank replaced in 2024 and a Kinetico water softener and filtration system, ensuring comfort and peace of mind. The south-facing backyard is ideal for enjoying sunny winter days, and the large deck provides a perfect space for outdoor gatherings. The property is fully enclosed with a durable chain-link fence, featuring a gate for RV parking in the backyard, catering to your storage needs. A water sprinkler system ensures lush and well-maintained landscaping with minimal effort. Backing onto a green area, the home offers a serene and picturesque setting. Additionally, a park and bus stop are conveniently located across the street, providing easy access to outdoor activities and public transportation. Combining elegance, comfort, and modern amenities, this exceptional home is the perfect place for a growing family. Don't miss the opportunity to make it yours!

Built in 2012

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2198419  |
| Price          | \$884,786 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,455     |
| Acres          | 0.10      |

|            |             |
|------------|-------------|
| Year Built | 2012        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5 Skyview Springs Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0C3                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Park       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Bidet                                                                            |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Playground                            |
| Lot Description   | Corner Lot, Landscaped, Irregular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 55              |
| Zoning         | R-G             |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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