

### 278 Skyview Springs Gardens NE Calgary, Alberta

MLS # A2238326



# \$584,900

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar		

**Inclusions:** Washer, Dryer, Gas Range, Refrigerator, Dishwasher, Garage Remote, Shed, Microwave Hood Fan

Keys, please &mdash; your next home is officially on the market! Welcome to this beautifully cared-for, move-in-ready home nestled in the heart of Skyview Ranch. With over 1,950 sq ft of total finished living space, this spacious and functional layout is designed to impress. Step inside to a bright, open-concept main floor featuring a huge two-tier island, gas stove, stainless steel appliances, and an oversized pantry &mdash; perfect for both everyday living and weekend entertaining. The seamless flow between the living and dining areas makes it ideal for hosting family and friends. Upstairs, you'll find three large bedrooms, including a primary retreat complete with a walk-in closet and private 4-piece ensuite. Downstairs, the professionally finished basement adds even more value &mdash; offering a fourth bedroom, full bathroom, wet bar, and a second living area &mdash; perfect for a home office, guest space, or your next movie night. This home sits on a quiet, family-friendly street with a double detached garage, plenty of street parking, and easy access to Stoney Trail, nearby schools, shopping, and parks. Bonus: A work order has already been placed to address recent hail damage &mdash; which means a brand-new roof, new siding, and freshly painted deck and fence will all be completed before you take possession. Don't miss this opportunity &mdash; homes this well-kept and move-in ready don't come around often!