

58 Skyview Point Link NE
Calgary, Alberta

MLS # A2276003



\$490,000

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,478 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Offering over 1,850 sq. ft. of fully developed living space, the property includes 4 bedrooms, 3.5 bathrooms, a double detached garage, and a builder-finished lower level and deck. The stylish kitchen is equipped with top-of-the-line stainless steel appliances, granite countertops throughout, an upgraded backsplash, modern light fixtures, a large island, generous pantry, and a bright dining nook. Additional highlights include a front veranda, an upgraded hot water tank, and a fully developed basement complete with a family room, fourth bedroom, summer kitchen, and utility room. The main floor is designed for comfort and functionality, featuring a spacious living room and a convenient two-piece bathroom. Upstairs, you will find three well-sized bedrooms, a four-piece bathroom, and a dedicated laundry area. The primary bedroom offers a walk-in closet and a full ensuite, creating a private retreat. Ideally situated on a quiet street, this home is close to green spaces, shopping, public transit, and both Catholic and public schools, with the public school currently underway. Click on the media link to view the immersive 360° virtual tour.