

# \$612,000 - 96 Skyview Springs Gardens Ne, Calgary

MLS® #A2208870

**\$612,000**

3 Bedroom, 3.00 Bathroom, 1,753 sqft  
Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

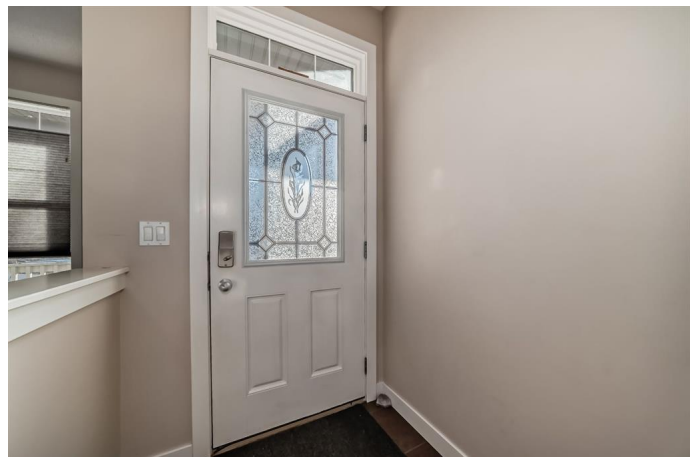
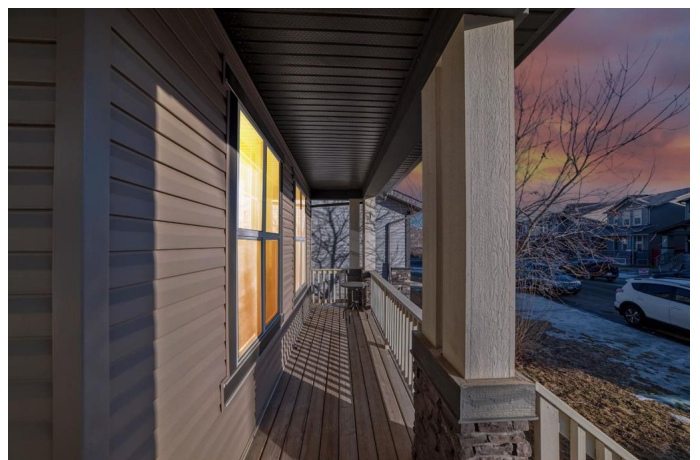
Immaculate Family Home with Side Entrance  
to Potential Suite – Move-In Ready!

Welcome to this beautifully maintained and move-in-ready home offering over 1,750 square feet of thoughtfully designed living space, ideal for a growing or busy family. Built by Shane Homes, this property includes a separate side entrance to a potential illegal suite – perfect for accommodating guests, extended family, or creating a future income-generating space.

The main level is warm and welcoming, with natural light flooding in through large windows, complemented by 9-foot ceilings, modern lighting, and a soft, neutral color palette. The open-concept layout seamlessly connects the cozy living room, spacious dining area, and a stylish, well-appointed kitchen featuring granite countertops, stainless steel appliances, a large island with seating, and a walk-in pantry. At the rear, a convenient mudroom and a two-piece bathroom add to the home’s practical design.

Upstairs, you’ll find a central laundry room along with three bright and spacious bedrooms. The primary suite offers a relaxing retreat with a generous walk-in closet and a private four-piece ensuite, ensuring comfort and privacy without the need to share.

The separate basement entrance, included in



the original build, opens the door to endless possibilities, whether you choose to create a suite for additional living space or a rental opportunity.

Outside, the west-facing backyard is perfect for evening relaxation and entertaining, complete with a deck, a gas line for BBQs, and a rear parking pad ready for a future double garage.

Nestled in a friendly community with picturesque prairie views, this home is conveniently located near parks, schools, shopping, and scenic walking paths. It's the perfect blend of comfort, functionality, and potential—don't miss your chance to make it yours.

Built in 2011

### **Essential Information**

MLS® #	A2208870
Price	\$612,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,753
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	96 Skyview Springs Gardens Ne
Subdivision	Skyview Ranch
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3N 0B3

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	80
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.