

# \$628,888 - 96 Skyview Springs Gardens Ne, Calgary

MLS® #A2198223

**\$628,888**

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

Skyview Ranch, Calgary, Alberta

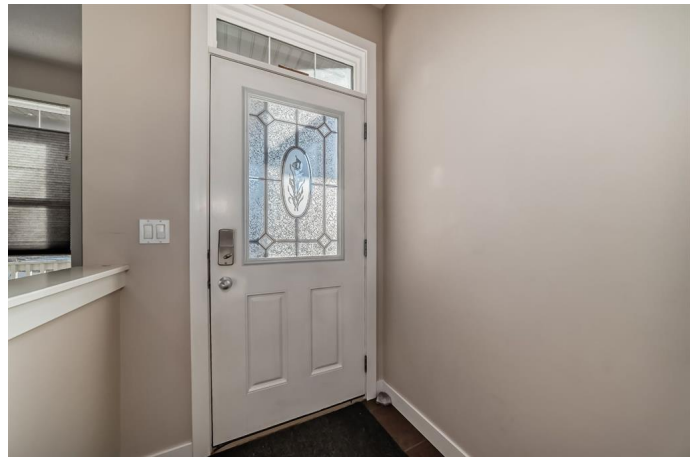
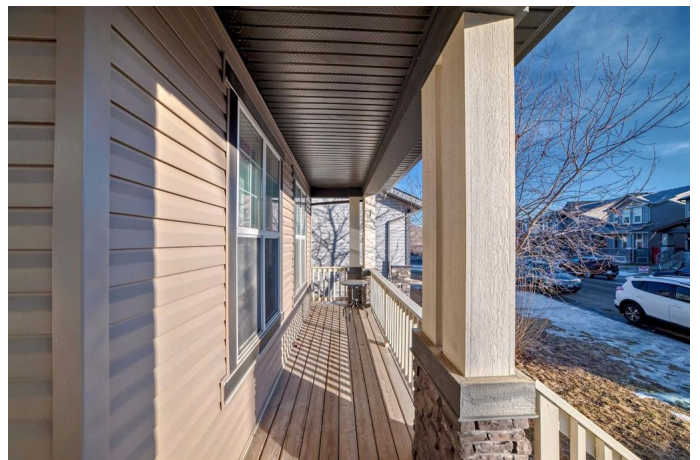
Open House Sunday March 2nd ( 1-3:00pm ).  
This beautifully maintained, move-in-ready home is designed for a busy family, featuring over 1750 Sqft of living space and a separate \*Side Entrance\* to a potential illegal suiteâ€”perfect for extended family or additional space.

Natural light, modern lighting, 9â€™™ ceilings, and a neutral color palette create a warm and inviting atmosphere. The open-concept main floor offers seamless flow, with a cozy living room featuring a spacious dining area, and a well-appointed kitchen with granite countertops, stainless steel appliances, a large island with seating, and pantry. A rear mudroom with a 2-piece bath adds extra functionality.

Upstairs, the laundry room is ideally located alongside three bright and spacious bedrooms. The primary suite boasts a walk-in closet and a private 4-piece ensuiteâ€”no need to share!

A separate entrance was included in the original build by Shane Homes and leads to the potential illegal suite for extra income & or guests.

Outside, the west-facing backyard is perfect for relaxing, with a nice deck, bbq gas line and parking pad is ready for a double car garage. Nestled in a family-friendly community with stunning prairie views, this home is close to shopping, schools, parks, and scenic pathways. A must-see!



Built in 2011

## Essential Information

MLS® #	A2198223
Price	\$628,888
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	February 28th, 2025
Days on Market	32
Zoning	R-G
HOA Fees	80
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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