

# \$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

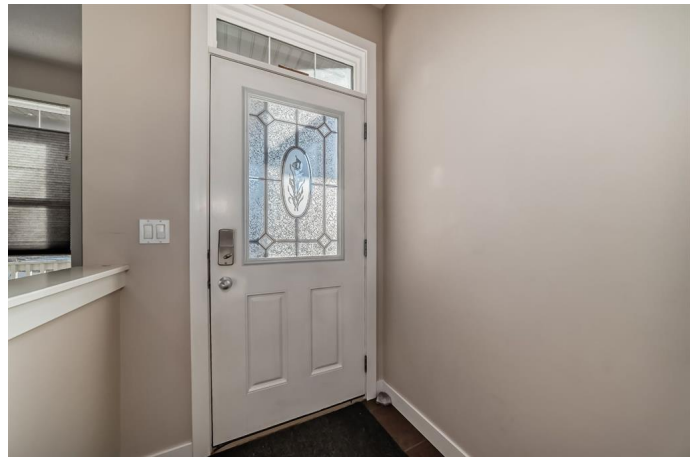
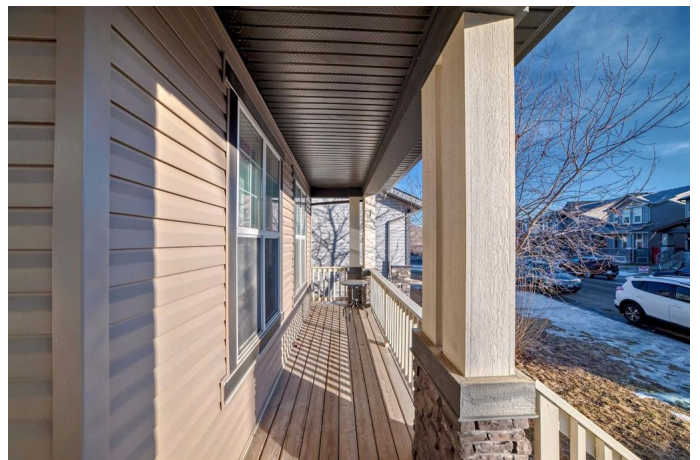
Open House Sunday March 2nd ( 1-3:00pm ).  
This beautifully maintained, move-in-ready home is designed for a busy family, featuring over 1750 Sqft of living space and a separate \*Side Entrance\* to a potential illegal suiteâ€”perfect for extended family or additional space.

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	14
Zoning	R-G
HOA Fees	80
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.