

# \$609,999 - 95 Skyview Springs Gardens Ne, Calgary

MLS® #A2251099

## \$609,999

4 Bedroom, 4.00 Bathroom, 1,665 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Pride of ownership shines in this beautifully maintained 1664 sq. ft. laned home with an additional 755 sq. ft. of professionally finished basement, offering over 2400 sq. ft. of total living space. This spacious property features 4 bedrooms and 3.5 bathrooms, including a fully finished basement with a separate side entrance, complete with a bedroom, kitchen, bath and living area that is currently rented, an ideal mortgage helper. The main floor boasts granite countertops, a stylish backsplash, ceramic tile flooring and elegant railing details, while the upper level offers cozy carpet throughout. Outside, you will find a low-maintenance backyard with a stone patio, a rear parking pad and the convenience of ample parking both at the front and back of the home. Situated on a quiet street and lovingly cared for, this move in ready home awaits its new owners. Don't wait, book your private showing today!

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251099  |
| Price          | \$609,999 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,665     |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 95 Skyview Springs Gardens Ne |
| Subdivision | Skyview Ranch                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3N 0B4                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island                              |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Exterior Entry, Finished, Full                                                |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 12                |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 84  |
| HOA Fees Freq. | ANN |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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