

# \$567,999 - 45 Skyview Springs Crescent Ne, Calgary

MLS® #A2231930

**\$567,999**

3 Bedroom, 4.00 Bathroom, 1,313 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

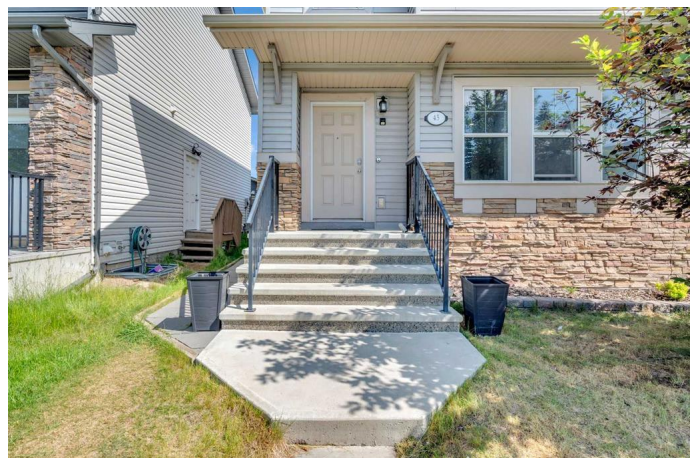
Welcome to 45 Skyview Springs Crescent NE (3 bed 3.5 bath) – a beautifully maintained detached home offering over 1,700 sq. ft. of well-designed living space in the vibrant community of Skyview Ranch.

Nestled on a quiet street, this 3-bedroom, 3.5-bath home is perfect for families seeking comfort, convenience, and modern style. Step into a bright and spacious living room featuring a cozy gas fireplace, accent wall with designer wallpaper, large windows, built-in speakers, and pot lights – all set on stunning hardwood flooring that continues through the main floor.

The kitchen is a chef's dream with ample cabinetry, a walk-in pantry, and brand-new stainless steel appliances including an electric stove, refrigerator, and built-in microwave hood fan. A convenient mudroom with a large closet leads to a beautifully landscaped backyard and a fully insulated, drywalled, and painted double detached garage.

Upstairs, the spacious primary bedroom easily fits a king-sized bed and features a large walk-in closet and a private 4-piece ensuite. Two additional bedrooms comfortably accommodate queen-sized beds and share a 4-piece bathroom.

The fully finished basement expands your living space with a large rec room, full 4-piece bath, and a dedicated laundry room with



storage.

Additional features include a newer hot water tank (2023), central vacuum system, and paved back lane for easy garage access. Located in Skyview Ranch, youâ€™re just steps from parks, shopping plazas, schools, transit, and more. Built in 2010 and move-in ready â€“ this is a must-see!

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231930    |
| Price          | \$567,999   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,313       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 45 Skyview Springs Crescent Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 0B9                        |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | None                                         |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Detached, Insulated, Oversized |

# of Garages 1

## Interior

Interior Features Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Other, Playground, Private Yard, Storage

Lot Description Back Lane, Back Yard, City Lot, Cleared, Cul-De-Sac, Private, Square Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 27th, 2025

Days on Market 37

Zoning R-G

HOA Fees 84

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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