

# \$559,999 - 45 Skyview Springs Crescent Ne, Calgary

MLS® #A2245714

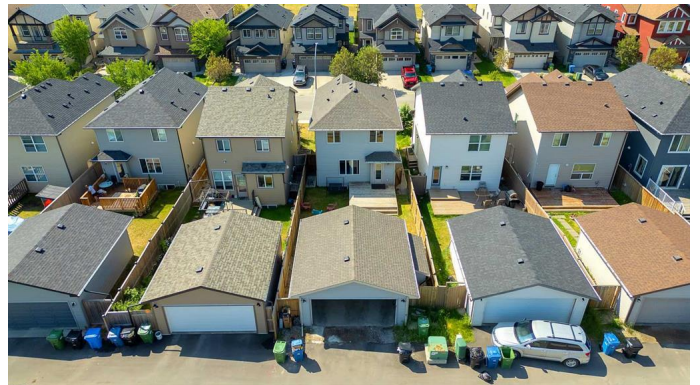
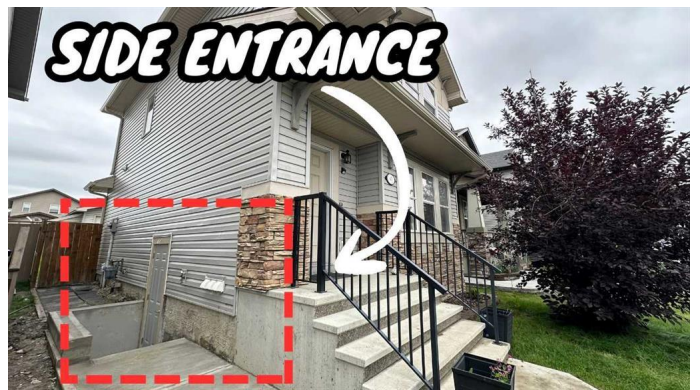
**\$559,999**

3 Bedroom, 4.00 Bathroom, 1,313 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

DETACHED | SIDE ENTRANCE | DOUBLE CAR GARAGE | FINISHED BASEMENT | 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® #         | A2245714    |
| Price          | \$559,999   |
| 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      | Other                                        |
| 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, 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        | Exterior Entry, Finished, Full                                                               |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Other, Playground, Private Yard, Storage                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac, Private, Cleared, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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