

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

MLS® #A2245714

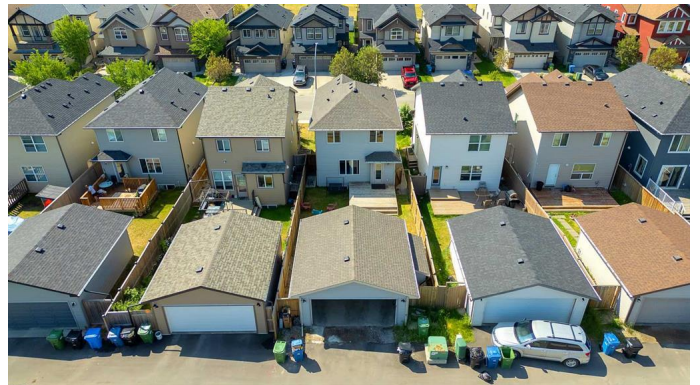
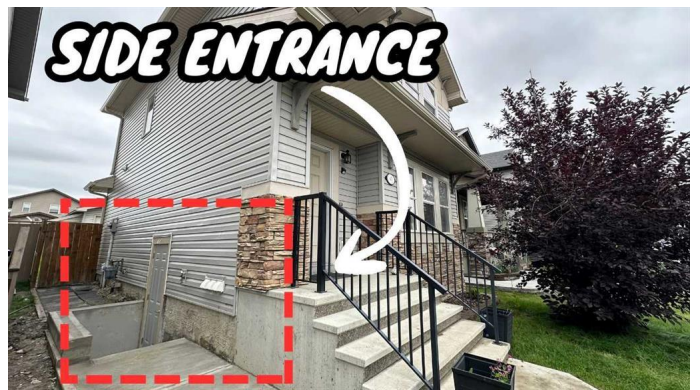
**\$559,999**

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, Cleared, Cul-De-Sac, Private, 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 | 13               |
| Zoning         | R-G              |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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.