

# \$759,000 - 68 Skyview Shores Road Ne, Calgary

MLS® #A2201153

**\$759,000**

5 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

Move-in ready 3 bedroom home in an amenity-rich and family-friendly neighborhood! Within walking distance are school, numerous parks, and transit. Great curb appeal with stone detailing and a double attached garage welcome you home. Inside this open concept floor plan impresses with 9' ceilings, carpet and tile floors and east facing windows streaming in natural light. A gas fireplace centres the living room providing a cozy atmosphere on cool winter nights and a lovely focal point year round. The kitchen is beautiful yet functional with a great layout that features granite countertops, a raised breakfast bar island, stainless steel appliances, maple cabinets and a pantry for extra storage. Adjacently the dining room has plenty of room for mealtimes as well as entertaining. Work, study or enjoy hobbies in the front-facing den. Take advantage of your downtime in the bonus room on the upper level with plenty of room for a media area and a kid's play space. 3 spacious bedrooms are also located on this level including the primary escape with a large walk-in closet and its own private 5-piece ensuite! Conveniently laundry is on this level, no need to haul loads up and down the stairs! The fully finished illegal basement suite has 2 bedrooms, living room, open kitchen and separate laundry and separate entrance. Privately fenced the large yard provides oodles of play space for kids and pets while the adults barbeque or unwind on the glass-railed deck. Phenomenally located



within the friendly community of Skyview Ranch with a wealth of amenities and an extremely active community center. Plus, close to the ravine, schools, transit, Cardel Place, golf, shopping, public transit and easy access to Country Hills Blvd, Metis and Stoney Trail. Simply an unsurpassable location!

Built in 2013

### **Essential Information**

MLS® #	A2201153
Price	\$759,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	68 Skyview Shores Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0H6

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator, Oven-Built-In, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard, Dock
Lot Description	Back Yard, Corner Lot, Level, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage METRO
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