

# \$749,900 - 396 Skyview Shores Manor Ne, Calgary

MLS® #A2249412

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,865 sqft  
Residential on 0.10 Acres

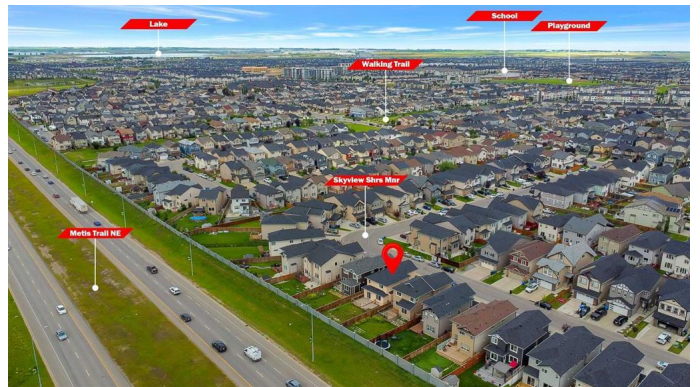
Skyview Ranch, Calgary, Alberta

Welcome to this stunning 1,864 sq. ft. residence that perfectly balances modern elegance with everyday functionality. Ideally situated with effortless access to Stoney Trail, this home offers the convenience of being near schools, shopping centers, and all the amenities your family could desire. A beautifully landscaped backyard, complete with a spacious deck, sets the stage for sophisticated outdoor living and entertaining.

As you step inside, youâ€™re greeted by a bright and inviting main floor featuring a spacious open-concept layout. The gourmet kitchen is a true centerpiece, showcasing upgraded appliances, sleek cabinetry, and a thoughtfully designed flow into the dining and living areas. A cozy gas fireplace adds warmth and charm, while a well-sized mudroom enhances daily functionality. A conveniently located half bath completes the main level.

Upstairs, discover three well-appointed bedrooms and 2 full baths, including a luxurious primary retreat designed with comfort in mind. A versatile bonus room provides the perfect space for a home office, media lounge, or an additional bedroom to suit your lifestyle.

The fully developed basement offers even more value with a separate side entrance leading to an impressive 2-bedroom illegal suite. Featuring its own modern kitchen, living area, and full bath, this space is perfect for



extended family, guests, or potential rental income.

Built in 2013

### Essential Information

MLS® #	A2249412
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	396 Skyview Shores Manor Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0H4

### Amenities

Amenities	Other, Playground, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Built-In Range, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Standard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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