

**42 Skyview Ranch Crescent NE  
Calgary, Alberta**

**MLS # A2163811**



**\$784,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,466 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Microwave Hood Fan, Electric Range

OVER 3300 SQFT OF LIVEABLE SPACE, ILLEGAL SUITE, SEPARATE ENTRY/LAUNDRY, 2 CAR GARAGE, 6 BEDS, 3.5 BATHS - DECK AND BACKYARD - This home is elegantly designed and offers a significant MORTGAGE HELPER - Entering this house you are immediately greeted with a foyer that extends into the formal living space and adjoining half bathroom. This floor continues with a large living room, kitchen and dining room that opens to your DECK and FENCED BACK YARD. The living room is warmed with a fireplace and large windows that bring in a lot of natural light. The kitchen is complete with STAINLESS STEEL APPLIANCES and a large ISLAND. A 2 CAR ATTACHED GARAGE adds convenience to this home. The upper level is complete with 4 beds and 2 baths, LAUNDRY and a LOFT. The primary bedroom, with Walk In Closet, has a 5PC ensuite with DOUBLE VANITY AND A SOAK TUB. The basement ILLEGAL SUITE, with SEPARATE ENTRY is complete with LAUNDRY, 2 beds and 1 bath, large rec room and kitchen. This home is in a solid location with shops, schools and a LARGE PLAYGROUND CLOSE BY.