



780-978-5674

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134 SKYVIEW RANCH Street NE Calgary, Alberta

MLS # A2202287



\$799,999

Skyview Ranch			
Residential/Hou	ıse		
2 Storey			
2,001 sq.ft.	Age:	2012 (13 yrs old)	
5	Baths:	3 full / 1 half	
Double Garage	Attached, Park	ing Pad	
0.11 Acre			
Back Yard, Corner Lot, Landscaped, Level, Rectangular Lo			
	Residential/Hou 2 Storey 2,001 sq.ft. 5 Double Garage 0.11 Acre	2,001 sq.ft. Age: 5 Baths: Double Garage Attached, Parking 0.11 Acre	

Floors: Carpet, Ceramic Tile, Hardwood Sewin Roof: Asphalt Shingle Cond		-
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	do Fee:	-
Basement: Separate/Exterior Entry, Finished, Full LLD:	:	-
Exterior: Vinyl Siding, Wood Frame Zoni	ing:	R-G
Foundation: Poured Concrete Utility	ities:	-

Features: High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Inclusions: Furniture is Negotiable.

Welcome to this stunning 2,000 sq ft corner lot home with a front-attached double garage, perfectly located right across from a playground and schools, making it an ideal choice for families. The main floor features a welcoming open entryway, gourmet kitchen with modern appliances, a bright living and dining area, main-floor laundry, and a convenient half bath. Upstairs, you'll find a spacious bonus room with an open-to-below concept, three generously sized bedrooms, and two full bathrooms, including a luxurious primary ensuite. Adding incredible value, the brand-new, never-lived-in 800 sq ft illegal basement suite comes with two bedrooms, one bathroom, and a separate side entrance, offering great rental potential. The fully fenced backyard is perfect for outdoor enjoyment with a deck, gazebo, and storage hut. Located in a prime area with all major amenities nearby, this home is perfect for those looking for space, convenience, and a vibrant community to raise a family. Don't miss out—schedule your showing today!