

**233 Skyview Ranch Boulevard NE  
Calgary, Alberta**

**MLS # A2207210**



**\$639,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

\*\*\* OPEN HOUSE- Sat. April 05 (11am-12:30 pm) \*\*\* Don't miss this Jayman built 4 bedroom, 3.5 bath with double detached garage, A/C and HUGE windows! Upstairs you will find 3 good sized bedrooms which all have ceiling fans and large windows allowing lots of natural light. There is a full main bathroom with tile flooring and a full ensuite in the primary bedroom. The primary bedroom has a good sized walk-in closet and a huge window for ample natural light. The main floor open concept has 9 foot ceilings, many large windows for lots of natural light and a well-designed modern kitchen with stainless steel appliances, beautiful backsplash and a pantry. The main floor also has a desk nook which is perfect for those working from home or students and there is a 2 piece powder room perfectly located far from the kitchen near the entrance to the basement. The basement was developed with permits in 2020 and has a 4th bedroom with an egress window and a 4th ensuite bathroom beautifully designed with a tile shower , rec room and the large laundry/mechanical/storage room (17.8 x 17.0). The backyard has a good sized covered deck with new boards in 2023 as well as astro turf and brick also new in 2023. The double garage does fit a full sized truck.