

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

MLS® #A2201153

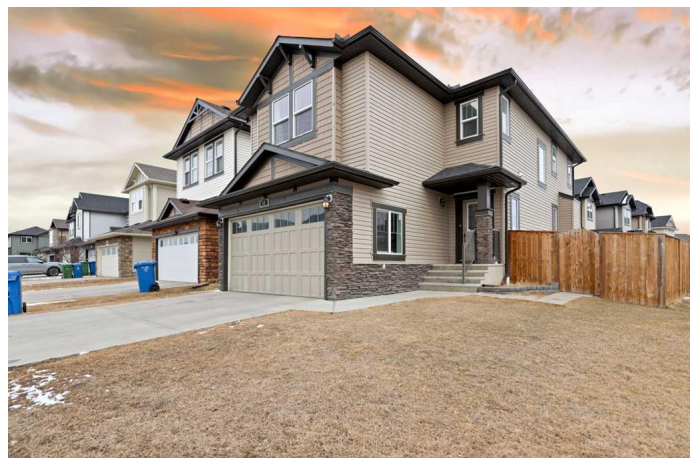
**\$759,000**

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. Adjacent 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 | 56               |
| Zoning         | R-G              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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