

## 116 Skyview Shores Manor NE Calgary, Alberta

**MLS # A2221033**



# \$735,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Separate Entrance, Track Lighting		

**Inclusions:** N/A

Stunning family home in the desirable community of Skyview Ranch, backing onto peaceful GREEN SPACE and a beautiful water POND! This impeccably maintained property offers the perfect blend of comfort and functionality. Step inside to a bright and inviting main floor featuring a cozy living area ideal for relaxing or entertaining, an open-concept kitchen, and a highly functional SPICE KITCHEN with a gas stove, dedicated sink, and separate range hood — perfect for passionate cooks. Enjoy meals in the charming dining area while taking in amazing views of the greenery. A convenient 2pc bath and direct access to the HEATED DOUBLE GARAGE complete the main level. This home also comes equipped with a CENTRAL A/C unit and WATER SOFTENER for added comfort. The fully fenced backyard features a spacious DECK and PATIO, perfect for outdoor gatherings and enjoying the serene surroundings. Upstairs, the spacious primary bedroom offers an amazing view of the green space behind, along with a 4pc ensuite. Two additional well-sized bedrooms, a full 4pc bath, and recreational area (can be used as additional bedroom) provide ample space for the whole family. The BASEMENT with SEPARATE ENTRANCE is ideal for extended family or rental potential, offering heated floors, a large recreation room, full kitchen, 3pc bathroom, and extra storage space. Located close to schools, shopping, public transit, the airport, and offering easy access to Stoney Trail, this home truly has it all. Transit bus services 145, 128, and 136 are just steps away, making commuting a breeze. Schedule your showing today and seize the opportunity to make this incredible home yours!