

**134 skyview ranch Street NE**  
**Calgary, Alberta**

**MLS # A2237890**



**\$751,000**

|                  |                                                            |               |                   |
|------------------|------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                              |               |                   |
| <b>Type:</b>     | Residential/House                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                   |               |                   |
| <b>Size:</b>     | 2,001 sq.ft.                                               | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Gazebo, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                            |                   |     |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                | <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>   | Vinyl Siding                                                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** NA

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.