



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**66 Skyview Shores Terrace NE  
Calgary, Alberta**

**MLS # A2216352**



**\$715,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Shed in the backyard.

Welcome to this charming Morrison-built detached two-storey home in the family-friendly community of Skyview Ranch! Built in 2012, this well-maintained property offers comfortable living space with 3 spacious bedrooms, 2.5 bathrooms, and plenty of natural light throughout. The kitchen features beautiful granite countertops, perfect for home chefs, while the bathrooms are finished with sleek laminate counters for easy care. Enjoy the warmth of newly stained hardwood floors and fresh paint throughout, creating a modern and move-in ready feel. The home offers a south-facing front exposure and the north-facing backyard is ideal for evening relaxation. The roofing and siding are currently being completed through a TD Insurance claim (claim number can be provided for peace of mind). The undeveloped basement offers excellent potential for future expansion. Don't miss your opportunity to own this inviting home in a growing community close to schools, parks, shopping, and transit!