



**GRASSROOTS**  
REALTY GROUP

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## 17 Skyview Point Common NE Calgary, Alberta

**MLS # A2237797**



# \$612,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, In Garage Electric Vehicle Charging Station(s)		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, 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>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautiful home located in the vibrant and family friendly community of Skyview Ranch where everyday essentials are just steps away. This unique property offers 4 bedrooms and 3 full bathrooms above grade making it ideal for families, multi-generational living, or anyone looking for flexible living space. The main floor features a bright open-concept layout with hardwood flooring throughout the central living areas. A main floor bedroom or home office sits conveniently next to a full bathroom, offering excellent versatility for guests or workspace needs. The kitchen is the heart of the home, showcasing BRAND NEW STAINLESS STEEL APPLIANCES, generous cabinetry, and plenty of room to gather and entertain. The stunning open-to-below staircase is accented with MOTORIZED BLINDS for added comfort and convenience. Upstairs, you'll find three spacious bedrooms and two full bathrooms, providing ample room for the whole family. The unfinished basement includes a bathroom rough-in, giving you the opportunity to design the lower level to suit your needs. Outside, enjoy a newly refreshed backyard featuring a NEW WOOD DECK and CONCRETE PAD, perfect for summer BBQs or evening relaxation. The double detached garage includes a 240v EV READY OUTLET and offers plenty of space for parking or storage. Major updates include NEW SHINGLES, SIDING & EAVESTROUGHS (2025)- offering peace of mind for years to come! This home offers the perfect combination of space, style and functionality in a fantastic location WALKING DISTANCE to schools, parks, transit and shopping. Don't miss your opportunity—book your showing today!