



**GRASSROOTS**  
REALTY GROUP

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

**67 Skyview Point Terrace NE**  
**Calgary, Alberta**

**MLS # A2241116**



**\$635,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** Refrigerator x 2, Electric Range x 2, Dishwasher, Hood Fan x 2, Microwave, Washer x 2, Dryer x 2

\*\*\*Open House Saturday July 26th 2:00-4:00\*\*\* Stunning fully developed home located in one of Calgary's most desirable communities, this versatile home is perfect for families or as a fantastic investment property. Featuring 4 bedrooms, 3.5 bathrooms, and a den, this home offers plenty of space and functional design. The main floor boasts 9-foot ceilings, a spacious living room filled with natural light, and an open-concept dining area and kitchen complete with an eating bar. The upgraded kitchen features granite countertops and a stainless steel appliance package. Step out the back door to your private, sunny south-facing deck—perfect for relaxing or entertaining. The fully fenced and landscaped yard leads to a 20x22 ft double detached garage, which is insulated and drywalled for year-round convenience. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 4-piece ensuite featuring granite countertops and a spacious walk-in closet. Upstairs laundry adds everyday convenience. The fully finished basement offers an illegal suite with a separate entrance, complete with one bedroom, one den, a 4-piece bathroom, its own laundry, and a full set of appliances—perfect for extended family or rental potential. Located just steps away from Prairie Sky School, Apostles of Jesus School, Skyview Ranch Community Playground, and Skyview Ball Diamond, this home is ideally situated for family living. Enjoy quick access to Stoney Trail, Deerfoot Trail, Calgary International Airport, and Cross Iron Mills Shopping Centre. With this home, you truly can have it all. Call today to book your private viewing!