



GRASSROOTS
REALTY GROUP

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

263 Skyview Point Road NE
Calgary, Alberta

MLS # A2241905



\$619,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,698 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: -

Welcome to this beautifully maintained single-family home in the heart of Sky View Ranch NE Calgary — perfect for first-time buyers or growing families. With over 2,400 sq ft of developed space, a double detached garage, and a fully finished basement, this move-in-ready property offers exceptional value and comfort in a prime location. The main floor features an open-concept layout with a bright living area, modern kitchen, butler pantry usually found on high end houses and a dining space that flows seamlessly for everyday living. This house is Freshly painted throughout — bright, clean, and ready for your personal touch .Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and private ensuite. It is Located on a conventional lot with great outdoor space for kids and entertaining Double detached garage offering plenty of parking and storage. Fully finished basement featuring 1 bedroom, a full bath, and a large recreation room — ideal for guests, a home office, or family movie nights. Walking distance to Prairie Sky School (CBE) & Apostles of Jesus School — perfect for families with school-age children. Don't miss this incredible opportunity in a family-friendly neighborhood. Book your private showing today and make SkyView Ranch your new home.