



GRASSROOTS
REALTY GROUP

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14 Skyview Ranch Street NE
Calgary, Alberta

MLS # A2247190



\$774,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2011 (14 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: None

|| TWO BEDROOM LEGAL BASEMENT SUITE, TOTAL SIX BEDROOMS, THREE AND A HALF WASHROOMS, NO IMMEDIATE NEIGHBOR, BACK ON TO GREEN, PRIME LOCATION CLOSE TO ALL AMENITIES ||. Discover the ideal combination of comfort, flexibility, and functionality in this spacious family home, located in the highly desirable community of SKYVIEW RANCH in CALGARY. Boasting a total of 6 BEDROOMS, 3.5 WASHROOMS, and a fully FINISHED LEGAL BASEMENT SUITE with a SEPARATE ENTRANCE, this home provides outstanding value for large families or savvy investors. The main floor offers a bright, open layout, featuring a versatile FLEX ROOM, perfect for a second living area or home office. The spacious MAIN LIVING AREA WITH GAS FIREPLACE is ideal for entertaining, relaxing, or hosting guests. The LARGE GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES is equipped with a CENTRAL ISLAND, SEPARATE PANTRY, and a convenient HALF WASHROOM. A seamless flow throughout the common areas enhances the ease and comfort of everyday living. Upstairs, you'll find FOUR GENEROUSLY SIZED BEDROOMS, including a PRIMARY MASTERBEDROOM featuring a 5PC ENSUITE and a SPACIOUS WALK IN CLOSET. The ADDITIONAL THREE BEDROOMS are also well-proportioned, sharing a FULL 4PC WASHROOM. A bright and airy BONUS ROOM adds versatility, perfect for PLAYROOM, MEDIA LOUNGE or a UPSTAIRS LIVING AREA. For added convenience, the upper level also includes a dedicated LAUNDRY ROOM, completing this functional and family-friendly second floor. 2 BEDROOMS LEGAL SECONDARY SUITE registered w/ the City. Access to legal suite via side walk up entrance. Separate furnace & electrical panel. Full

kitchen including stainless appliances, stacked washer & dryer, family room & 3 pc bath. — ideal for rental income, extended family, or Airbnb potential. Home backs onto walking path & is located across from a greenspace/park. Perfectly situated near Prairie Sky School, Apostles of Jesus School, walking paths, green spaces, and all major amenities — including shopping, transit, and major routes — this home checks every box for convenience and lifestyle. Whether you're looking for space to grow, room to generate income, or a move-in ready property in a family-focused neighborhood, this is the one. Don't wait — opportunities like this in Skyview Ranch don't last long.