



GRASSROOTS
REALTY GROUP

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17 Skyview Point Common NE
Calgary, Alberta

MLS # A2251681



\$574,500

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in Skyview Ranch, one of Calgary's most vibrant and FAMILY-FRIENDLY COMMUNITIES! Everyday essentials are close than ever, with SCHOOLS, PARKS, SHOPPING, and TRANSIT are all within WALKING DISTANCE. This DETACHED CALGARY HOME stands out with 4 BEDROOMS and 3 FULL BATHROOMS ABOVE GRADE, offering plenty of FLEXIBLE LIVING SPACE for growing families or those needing a dedicated HOME OFFICE or GUEST SUITE. The MAIN FLOOR greets you with a BRIGHT OPEN-CONCEPT LAYOUT, HARDWOOD FLOORING, and a versatile MAIN FLOOR BEDROOM OR OFFICE paired with a FULL BATHROOM. The modern KITCHEN is the true centerpiece, featuring BRAND-NEW STAINLESS STEEL APPLIANCES, AMPLE CABINETRY, and an inviting flow that's perfect for entertaining. A dramatic OPEN-TO-BELOW STAIRCASE WITH MOTORIZED BLINDS adds both STYLE and COMFORT. Upstairs, you'll find 3 SPACIOUS BEDROOMS and 2 FULL BATHROOMS, including a PRIVATE PRIMARY RETREAT with room to unwind. The UNFINISHED BASEMENT WITH BATHROOM ROUGH-IN is ready for your personal touch—whether that's a HOME GYM, RECREATION SPACE, or EXTRA BEDROOMS. Step outside to a refreshed BACKYARD WITH NEW WOOD DECK AND CONCRETE PAD, ideal for SUMMER BBQs, play, or relaxing evenings. The DOUBLE DETACHED GARAGE WITH 240V EV-READY OUTLET provides SECURE PARKING, STORAGE, and FUTURE-FORWARD CONVENIENCE. Recent updates include NEW SHINGLES, SIDING, AND EAVESTROUGHS (2025), giving you PEACE OF MIND and LONG-TERM VALUE. If you're searching for a MOVE-IN READY CALGARY HOME with MODERN UPDATES, a DOUBLE

GARAGE, and quick access to SCHOOLS, SHOPPING, AND TRANSIT, this SKYVIEW RANCH PROPERTY is the perfect match. Book your showing today and experience why so many families love calling SKYVIEW RANCH home!