



GRASSROOTS
REALTY GROUP

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289 Skyview Ranch Boulevard NE
Calgary, Alberta

MLS # A2255863



\$539,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

PRICED TO SELL! Welcome to this beautifully maintained and thoughtfully designed home. As you step inside, you're greeted by soaring 9-foot ceilings and a bright, open-concept layout that immediately feels spacious and inviting. Just off the entry is a generous front flex room, filled with natural light from large windows overlooking the front yard perfect for a home office, sitting room, or play area. The large front foyer offers a warm welcome with plenty of space and a convenient front hall closet for coats and storage. At the heart of the home is a chef-inspired kitchen featuring a massive central island, sleek granite countertops, stainless steel appliances, and full-height soft-close cabinetry. A walk-in pantry adds even more storage, keeping everything organized and within easy reach. Adjacent to the kitchen is a generously sized dining area, perfectly positioned for everyday meals or special gatherings. A practical mudroom-style rear entry leads directly to the private backyard and double detached garage. Complete with a built-in bench and coat closet, this space adds everyday functionality without compromising on style. Upstairs, you'll find 3 bright and spacious bedrooms, each with large closets and plenty of natural light. A well-appointed four-piece bathroom with full-height tile surround serves these rooms. Privately set apart, the primary suite provides a serene retreat, complete with a four-piece ensuite and a large walk-in closet for added comfort and convenience. The upper-level laundry room adds another layer of practicality to your daily routine. Outside, enjoy your fenced backyard and the convenience of a double garage offering ample parking and storage. Situated just minutes from schools, parks, shopping, and public transit, this home truly offers the perfect blend of location, luxury, and livability. Don't miss your chance to make it

yours—book your showing today!