



GRASSROOTS
REALTY GROUP

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49 Skyview shores Crest NE Calgary, Alberta

MLS # A2256961



\$739,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, In Garag		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	none		

This beautifully fully renovated home in the highly sought-after community of Skyview offers both spacious family living and excellent income potential. The open-concept main floor features a bright and welcoming living room with a cozy gas fireplace, a modern kitchen equipped with an electric stove (with rough-in for gas), a large walk-in pantry, and a spacious dining area. Upstairs, enjoy a generous bonus room, a luxurious primary bedroom with a 5-piece ensuite and walk-in closet, two additional bedrooms, a full bathroom, and the convenience of an upper-level laundry room. The fully finished legal basement suite provides incredible value, complete with two bedrooms, a full kitchen, a large living area, a full bathroom, and its own dedicated laundry—perfect for rental income or extended family. Additional upgrades include \$60,000 in renovations throughout the home, brand-new central air conditioning (2025), an electric vehicle (EV) charger in the garage, and a built-in central vacuum system servicing the main home, basement, and garage.