



GRASSROOTS
REALTY GROUP

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

272 Skyview Shores Manor NE
Calgary, Alberta

MLS # A2259486



\$769,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,471 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

Welcome to this beautifully maintained home in the sought-after community of Skyview Ranch in NE Calgary! Offering over 3,000 sq ft of total living space, this spacious two-storey home features 4 bedrooms upstairs, including a luxurious primary suite with a 5-piece ensuite, a 4-piece main bathroom, convenient upper-floor laundry, and a bonus area perfect for family relaxation. The main floor boasts two generous living areas, a gourmet kitchen with granite countertops, stainless steel appliances, a large pantry, and an open-concept layout ideal for entertaining. The illegal basement suite—currently rented—includes a separate entrance, its own kitchen, laundry, two bedrooms, and a comfortable living area, making it a great mortgage helper! Enjoy outdoor living with a green backyard, deck, and paved side yard for added functionality. A double attached garage and spacious driveway offer ample parking. This well-kept, move-in-ready home is clean, bright, and priced to sell quickly. Don't miss this fantastic opportunity!