



GRASSROOTS
REALTY GROUP

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534 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2268710



\$529,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Level		

Heating:	Central	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: TV above fireplace

Well below tax assessed value. this beautiful one owner over 1,500 square feet, move-in ready single family home in the established community of Skyview Ranch. Walk in to a lovely open floor plan, bright with natural light from large windows and from stylish modern lighting on the nine-foot ceilings. Rich hardwood floors accentuate the main-floor living area, with durable and beautiful tile at both front and back entrances. The spacious kitchen includes tons of work and storage space, with a large island, breakfast bar, and ample cabinets, finished with lovely granite countertops and upscale stainless steel appliances. The large walk in pantry and built-in wine rack complete this handsome and practical kitchen. Living room features a gas-burning fireplace, topped by a solid wood mantle with wall mounted television and built-in ceiling speakers. Built-in lighted shelves in the living room highlight your treasures. To complete the main floor, a two-piece bath is located off the living room. Upstairs, the spacious master bedroom looks out over the backyard. It comprises ample space for a king-sized bed, and boasts a lovely ensuite with over-sized soaker tub and walk in closet. There are second and third bedrooms upstairs for the kids or home office. The upstairs also features a four piece main bath and convenient laundry facilities. The home has dual front-door closets and a huge back closet for storage of all your outdoor essentials. An added bonus is central air conditioning. The basement includes rough in for a future bathroom and has unlimited potential for whatever type of additional space your family needs. This home features a large open back yard with poured garage pad saving you the cost while building your own double garage, gas barbecue hook-up on the deck, and side fencing. This home is located in family-friendly Skyview Ranch, near parks,

schools, walking paths, transit and amenities, and with easy access to Stoney and Deerfoot Trail. Add a double garage package can be purchased for under \$11.000 if you roll up your sleeves.