



GRASSROOTS
REALTY GROUP

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289 Skyview Ranch Boulevard NE
Calgary, Alberta

MLS # A2270320



\$529,900

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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	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 offering exceptional style, comfort, and functionality. Step inside to soaring 9-foot ceilings and a bright, open-concept layout that creates an inviting sense of space throughout. The front flex room is filled with natural light from large windows overlooking the yard—perfect for a home office, sitting area, or playroom. A spacious front foyer welcomes guests with a convenient closet and plenty of room for coats and shoes. At the heart of the home, the chef-inspired kitchen impresses with a massive central island, granite countertops, stainless steel appliances, and full-height soft-close cabinetry. A walk-in pantry keeps everything neatly organized. The adjacent dining area is ideal for both everyday meals and entertaining. A mudroom-style rear entry adds practical convenience, featuring a built-in bench, coat closet, and direct access to the private, fenced backyard and double detached garage. Upstairs, you’ll find three spacious bedrooms, each with large closets and plenty of natural light. The primary suite offers a peaceful retreat with a four-piece ensuite and walk-in closet. A well-appointed four-piece main bathroom and a laundry room on the upper level add everyday ease and functionality. Outside, enjoy a fully fenced yard perfect for relaxing or entertaining, plus a double garage providing ample parking and storage. Located just minutes from schools, parks, shopping, and public transit, this property offers the perfect blend of location, luxury, and livability. Don’t miss your chance—book your private showing today!