



GRASSROOTS
REALTY GROUP

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14 Skyview Ranch Street NE
Calgary, Alberta

MLS # A2273288



\$739,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement: Dryer, Electric Stove, Microwave Hood Fan, Dishwasher, Refrigerator, Washer.

**** LEGAL 2 Bedroom Basement Suite **** Directly Across from Apostles of Jesus School | Stunning Family Home | Totaling 6 Bedrooms & 3.5 Bathrooms | 2,256SqFt | Open Floor Plan | High Ceilings | Incredible Natural Light | Spacious Kitchen | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Corner Pantry | Main Level Den | Great Living Space | Upper Level Family Room | Plush Carpet in Upper Bedrooms | 4 Bedrooms Upstairs | Walk-in Laundry Room | Separate Entry to Legal Basement Suite | Recessed Lighting | Open Floor Plan Living Space | Full Height Cabinets | Stainless Steel Appliances | 2 Great Sized Bedrooms | Stacked Laundry | Deck | Fully Fenced Backyard | Front Double Attached Garage & Driveway | Great Location | Family Friendly Neighborhood | Shopping Steps From Your Front Door. Welcome Home! 14 Skyview Ranch Street NE is an incredible family home with the location surrounded by schools, shopping, parks, playgrounds and more! Open the front door to a spacious foyer that welcomes you inside. The main level has high ceilings and an airy open floor plan with great living space. The open den is perfect for day seating. Move further into the home to find the kitchen, dining and living rooms. The kitchen is outfitted with stainless steel appliances, granite countertops, ample cabinetry, a corner pantry for dry goods and a centre island with barstool seating. The open concept living makes hosting easy; the kitchen, dining and living rooms welcome your guests. The dining & living rooms are framed with large windows that overlook the deck and backyard. The door off the dining room leads to the deck where you can enjoy BBQs! The main level has great storage and a 2pc bath. Upstairs has plush carpet flooring in the family room and 4 spacious bedrooms. The primary bedroom is paired with a private 5pc ensuite bath and a walk-in closet.

The ensuite has a double vanity, a corner soaking tub, walk-in shower and private washing closet. Bedrooms 2, 3 & 4 upstairs are all a great size and share the main 4pc bath with a tub/shower combo. The conveniently placed laundry room is upstairs near all the bedrooms for easy access. Downstairs is a legal 2 bedroom basement suite with its own entry and laundry making it a completely independent level of the home. The basement also has an open floor plan kitchen and living area making both living and dining flexible in this space. The kitchen has full height cabinets and stainless steel appliances. The 2 bedrooms are on either side of the basement increasing the privacy. The basement 3pc bathroom has a walk-in shower and single vanity with storage below. Outside, the fully fenced backyard provides you with a serene and private space to enjoy in the summer months. The front attached garage and driveway allots you with ample parking! The home's location is perfect; directly across from your front door is the Apostles of Jesus School & Playground. At the end of your street is Prairie Sky School | Calgary Board of Education too!