



**14 Skyview Point Link NE  
Calgary, Alberta**

**MLS # A2277919**



**\$539,000**

<b>Division:</b>	Skyview Ranch	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b> 2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	NA		

Welcome to 14 Skyview Point Link NE, a beautifully designed 4-bedroom, 3.5-bath home offering exceptional space, style, and functionality. The upper level features a private primary retreat with walk-in closet and ensuite, two additional bedrooms, and a full main bath—ideal for family or guests. The light-filled main floor boasts an open-concept layout with a spacious living room, kitchen, dining area, and convenient half bath—perfect for everyday living and entertaining. Outstanding curb appeal is highlighted by a poured concrete walkway, double detached garage, and charming front balcony. Comfort continues with forced-air natural gas heating and a fully fenced, landscaped backyard complete with a stylish wood deck and pergola—perfect for year-round outdoor gatherings. The fully developed basement offers a 1-bedroom with 4-piece bath, wet bar, and a versatile flex room, ideal for extended family or guests. All appliances are included, featuring upper-floor laundry plus an additional stacked washer and dryer in the basement. Conveniently located minutes from parks, schools, shopping, major roadways, YYC Airport, and CrossIron Mills, this home combines accessibility with a peaceful lifestyle. Virtual tour available—don't miss this incredible opportunity!