



**52 Skyview Point Terrace NE
Calgary, Alberta**

MLS # A2279892



\$789,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,439 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	Projector and speakers in basement, TV Mounts, Movie couches, Sink basement bedroom		

Welcome to 52 Skyview Point Terrace NE, located in the established community of Skyview Ranch. This fully finished home offers nearly 3,400 SQ FT OF DEVELOPED LIVING SPACE, with 6 BEDROOMS and 4.5 BATHROOMS, making it well suited for large or multi-generational families. The upper level features 4 BEDROOMS, including the primary bedroom with a 5-PIECE ENSUITE and WALK-IN CLOSET. The finished basement features 9-FOOT CEILINGS, 2 ADDITIONAL BEDROOMS, a SEPARATE ENTRANCE, and a theatre room complete with projector, screen, and cinema-style seating. The kitchen is equipped with GRANITE COUNTERTOPS and UPGRADED APPLIANCES, perfect for family meals or entertaining. Recent improvements include a NEW ROOF (2020) and NEW SIDING (2021). Additional features include CENTRAL AIR CONDITIONING, CENTRAL VACUUM, and a HEATED DOUBLE ATTACHED GARAGE. The property also provides additional rear parking on a parking pad ideal for extra vehicles or TRAILER STORAGE. Conveniently located with quick access to the Calgary airport, Stoney Trail, Deerfoot Trail, and only 25 minutes to downtown, with nearby schools, shopping, and public transit.