

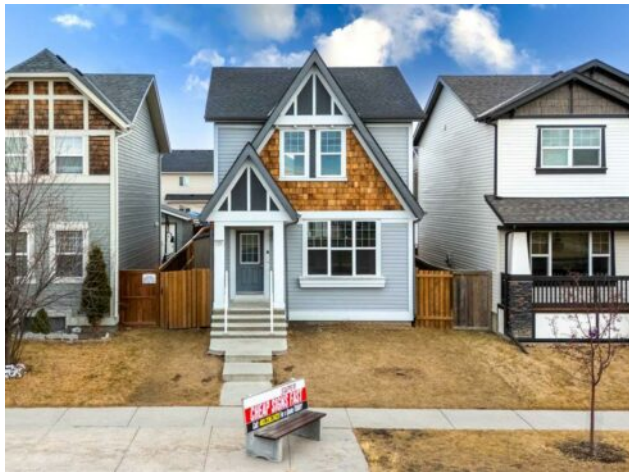


GRASSROOTS
REALTY GROUP

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110 Skyview Ranch Boulevard NE
Calgary, Alberta

MLS # A2284562



\$619,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: none

LIVE UP! RENT DOWN! Welcome to your new home in Skyview Ranch, one of Calgary's most vibrant and family-friendly communities! Conveniently located right in front of a bus stop and park, this home is perfect for families and commuters alike. Everyday essentials are closer than ever, with schools, parks, shopping, and amenities just minutes away. Step inside to a bright, open-concept layout filled with natural light from large windows, complemented by brand-new LVP flooring throughout the home. The stunning bright white kitchen features new countertops, brand-new cabinets, and stainless steel appliances, making it both stylish and functional. A half bathroom and a built-in computer desk complete the main level. Upstairs, the spacious primary bedroom offers a huge walk-in closet and a luxurious 4-piece ensuite bathroom. The second level also includes two generously sized bedrooms and an additional 4-piece bathroom, ideal for a growing family. New roofing, siding & cedar wood done on December 2025. The home also boasts a fully finished, illegal basement suite with a separate side entrance, featuring a 2-bedrooms, new kitchen countertops, brand-new cabinets, bathroom, and living area. an excellent mortgage helper or private space for extended family. This is a move-in-ready home that truly has it all location, upgrades, and income potential!