



**GRASSROOTS**  
REALTY GROUP

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**352 Skyview Shores Manor NE**  
**Calgary, Alberta**

**MLS # A2289012**



**\$729,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                       |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 2,096 sq.ft.                        | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 5                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                           |               |                   |
| <b>Lot Feat:</b> | Landscaped, No Neighbours Behind    |               |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Asphalt, Concrete, Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained, move-in-ready detached home with a double attached garage in the highly desirable community of Skyview Ranch. Thoughtfully designed with an east-facing front and west-facing backyard, this home is filled with natural sunlight throughout the day&mdash;perfect for bright mornings and warm evening sunsets. A standout feature of this property is the fully legal 2-bedroom basement suite with a separate side entrance and its own laundry, offering excellent income potential or comfortable space for extended family. Whether you're a growing family or an investor, this home offers exceptional flexibility and value. Ideally located, Skyview Ranch provides easy access to major roadways, shopping, schools, parks, and Calgary International Airport&mdash;making daily life convenient and connected. The community is also home to Apostles of Jesus School and Prairie Sky School, making it an excellent choice for families. The main floor boasts a modern open-concept layout featuring a stylish kitchen with a corner pantry, spacious dining area, and inviting family room&mdash;perfect for entertaining and everyday living. A functional mudroom and versatile flex room, ideal for a home office or playroom, complete the space. Step outside to a large west-facing deck&mdash;perfect for hosting guests and enjoying sunny afternoons. Upstairs, you'll find a spacious primary retreat with a walk-in closet and a private ensuite featuring a luxurious corner soaker tub. Two additional generously sized bedrooms and a stunning bonus room with high vaulted ceilings create an impressive and airy upper-level living space. The convenience of upstairs laundry adds everyday practicality for the entire family. With its thoughtful layout, income-generating legal suite, soaring vaulted bonus room, and prime location, this exceptional home

truly has it all.