



**119 Skyview Point Crescent NE
Calgary, Alberta**

MLS # A2300293



\$637,999

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Another set of Electric Stove, refrigerator, washer and dryer in basement, in working condition As.

Nestled in the sought-after community of Skyview Ranch, this 2013 Jayman built detached home offers over 1,800 square feet of developed living space across two story's and a fully finished basement. Combining thoughtful design with functional living, this residence is ideal for families seeking both comfort and style. The main floor welcomes you with a spacious foyer, 9-foot ceilings, and hardwood flooring. Large windows flood the open-concept living and dining areas with natural light. The kitchen is a true highlight, featuring classic cabinetry, stainless steel appliances, granite countertops, a generous island, and ample storage space. Upstairs, the primary suite serves as a private retreat, complete with a walk-in closet and a stylish four-piece ensuite. Two additional well-sized bedrooms share a second four-piece bathroom, while the upper-floor laundry room adds daily convenience. Large family room upstairs adds comfort for entertainment. The fully finished illegal basement features a separate rear entrance, offering a large living area perfect for family time or entertainment. It includes an additional bedroom, a four-piece bathroom, and separate laundry and storage. The basement kitchen currently under renovation and being updated with brand-new cabinets and quartz countertops. The fenced backyard features a private deck, a grassy area, and access to the double detached garage via the back alley. Notable recent updates include a new roof (2025) and freshly painted interiors throughout. Enjoy an exceptional lifestyle with amenities just steps from your door. Families will love the nearby playgrounds, soccer fields, and extensive walking and biking pathways. Prairie Sky School and Apostles of Jesus School are within a short walk, and quick access to Stoney Trail and Metis Trail makes commuting a breeze.