



**49 Skyview Ranch Boulevard NE
Calgary, Alberta**

MLS # A2303287



\$560,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Separate Entrance		

Inclusions: N/A

Welcome to this well-located 2 storey home in the growing community of Skyview Ranch, offering convenient access to schools, playgrounds, shopping, public transit, Calgary International Airport, and the Calgary Ring Road. This fully developed home features three finished levels and a functional layout suited for a variety of living arrangements. The main floor offers a bright living room, dining area, and an open kitchen complete with an island and granite countertops, creating a comfortable space for everyday living and entertaining. Also on the main level is a full bedroom and a 4 piece bathroom, ideal for guests or those looking to minimize stairs. The second floor includes three additional bedrooms, highlighted by the primary bedroom with its own 4 piece ensuite, along with another 4 piece bathroom serving the remaining bedrooms and a convenient upper-level laundry area. The basement is fully developed with a self-contained (illegal) suite featuring a separate entrance, a spacious living room, open kitchen with eating area, two bedrooms, a 4 piece bathroom, and its own laundry, offering flexibility for extended family. The backyard includes a patio area for outdoor enjoyment and is complemented by a detached double garage, completing this versatile property.