



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

**MLS # A2137173**



**\$839,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,439 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Dishwasher (2), Gas Stove, Electric Stove, Range Hood, Refrigerator(2), Washer/Dryer(2)

Discover the perfect blend of space and modern living in this 2440 square feet home. Boasting 4 bedrooms on the 1st floor, on the main floor there is spacious living room, dining room kitchen, office space and 4pc bathroom. This property offers room to grow and work from home with ease. There is a 2-bedroom basement LEGAL suite, complete with a separate entrance and full kitchen. Whether you're looking for rental income or a comfortable space for guests, this legal suite provides endless possibilities. With high ceilings and abundant natural light throughout the main floor, the open layout creates an inviting atmosphere. The generous backyard is ideal for entertaining or relaxing. Conveniently located near schools, parks, shopping, and dining options, this home offers easy access to major transportation routes for a seamless commute. Don't miss the chance to make this spacious and well-thought-out home yours today.