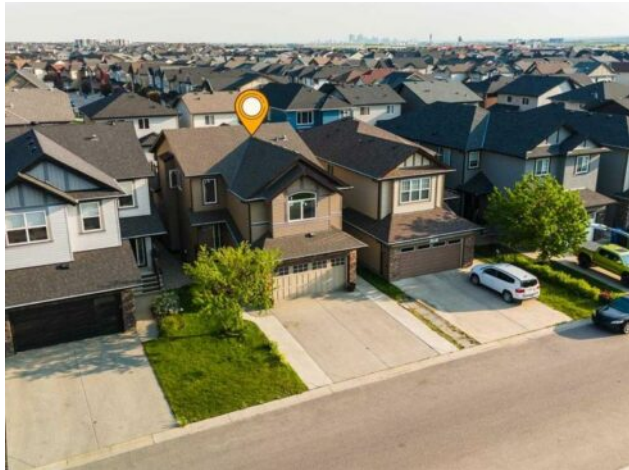




**31 Skyview Shores Gardens NE
Calgary, Alberta**

MLS # A2148642



\$819,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Must see home with great potential! Located at 31 Skyview Shores Gardens NE in Calgary, this property is nestled in a lively and rapidly developing residential area within the esteemed Skyview Ranch community. Ideal for families, it boasts a beautiful 2-storey layout with a separate basement. The house is recently upgraded with brand new windows throughout. The main floor impresses with 9-foot ceilings, a modern kitchen featuring stainless steel appliances and a convenient kitchen island. Adjacent to the kitchen, the dining area opens onto a rear deck overlooking a south-facing backyard, perfect for outdoor enjoyment. Additionally, the main floor includes laundry facilities and a 2-piece bathroom for added convenience. Upstairs, the master bedroom awaits with a spacious walk-in closet and a luxurious 4-piece ensuite complete with a soaker tub and separate shower. Two other well-proportioned bedrooms offer ample space, with one featuring its own private sitting area ideal for a study or additional closet space. Completing the upper level is a full bathroom and a generously sized front bonus room with vaulted ceilings, perfect for relaxation or entertainment. The fully finished basement, accessible through a separate entrance, adds versatility and potential for additional living space or rental income. Outside, an extra-wide front driveway leads to a double attached garage, ensuring ample parking and storage space. Don't miss out on the opportunity to own this exceptional home in a sought-after neighborhood, offering both comfort and future potential. Schedule your viewing today!