



**35 Skyview Shores Court NE
Calgary, Alberta**

MLS # A2155390



\$785,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Stunning 4-Bedroom and Den Home with an Illegal Suite and 3.5 Bathrooms on a Spacious Pie-Shaped Lot in a Prime Cul-de-Sac Location! Welcome to this stunning home where elegance meets functionality. Featuring a total of 4 bedrooms and Den plus a bonus room, 3.5 bathrooms, and an illegal basement suite with a separate entrance, this home in Skyview Ranch offers close proximity to all amenities, schools, parks, playgrounds, and easy transit access to anywhere in the city. Upon entrance, you'll be greeted by a functional floor plan with kitchen featuring granite countertops, overlooking the family room and the dining nook, which includes a built-in microwave and oven. A 2-piece bathroom completes the main floor. The upper level boasts 3 bedrooms and 2 full bathrooms, including the primary bedroom with a 5-piece ensuite and a huge walk-in closet. A spacious bonus area and a separate laundry room complete the upper floor. The fully finished illegal basement suite with a separate entrance features 2 good-sized bedrooms, a full bathroom, a living area, a kitchen, a separate laundry, and 2 windows. The well-maintained backyard is ideal for family and kids to enjoy. Check the 3D virtual tour and visit this home to discover the endless possibilities that await you in this stunning residence!