



**68 Skyview Shores Road NE  
Calgary, Alberta**

**MLS # A2201153**



**\$799,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Corner Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NA

OPRN HOUSE TODAY (SUNDAY) FROM 2:00-5:00 PM. Move-in ready 3 bedroom home in an amenity-rich and family-friendly neighborhood! Within walking distance are school, numerous parks, and transit. Great curb appeal with stone detailing and a double attached garage welcome you home. Inside this open concept floor plan impresses with 9' ceilings, carpet and tile floors and east facing windows streaming in natural light. A gas fireplace centres the living room providing a cozy atmosphere on cool winter nights and a lovely focal point year round. The kitchen is beautiful yet functional with a great layout that features granite countertops, a raised breakfast bar island, stainless steel appliances, maple cabinets and a pantry for extra storage. Adjacently the dining room has plenty of room for mealtimes as well as entertaining. Work, study or enjoy hobbies in the front-facing den . Take advantage of your downtime in the bonus room on the upper level with plenty of room for a media area and a kid's play space. 3 spacious bedrooms are also located on this level including the primary escape with a large walk-in closet and its own private 5-piece ensuite! Conveniently laundry is on this level, no need to haul loads up and down the stairs! The fully finished illegal basement suite has 2 bedrooms, living room, open kitchen and seperate laundry and seperate entrance. Privately fenced the large yard provides oodles of play space for kids and pets while the adults barbeque or unwind on the glass-railed deck. Phenomenally located within the friendly community of Skyview Ranch with a wealth of amenities and an extremely active community centre. Plus, close to the ravine, schools, transit, Cardel Place, golf, shopping, public transit and easy access to Country Hills Blvd, Metis and Stoney Trail. Simply an unsurpassable location!