



GRASSROOTS
REALTY GROUP

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125 Skyview Shores Gardens NE
Calgary, Alberta

MLS # A2208486



\$749,998

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

PRICED TO SELL. Welcome to this beautifully updated and spacious family home in the heart of Skyview Ranch, featuring recently replaced roof shingles, siding, and brand-new carpet throughout! The main floor welcomes you with a flex room—ideal as a guest greeting area, home office, or quiet den. Continue into the open-concept layout with a generous living room, a separate dining area, and a modern kitchen equipped with granite countertops, 9’ ceilings, and large windows that flood the space with natural light. A half bath and mudroom complete the main level. Upstairs features a rare 4-bedroom layout, including a spacious primary suite with a luxurious ensuite (soaker tub + double sinks), two more well-sized bedrooms, and an extra-large fourth bedroom. You’ll also find another full bathroom, an upstairs laundry room, and a flex loft area—perfect for a study nook, reading lounge, or game space. The fully finished (illegal) basement suite offers even more versatility. It includes a huge rec/family room that can easily be converted into a second basement bedroom, plus a large existing bedroom with a walk-in closet, a full kitchen, separate laundry and a 4-piece bathroom—ideal for extended family or guests. Enjoy the sunny, fully fenced backyard with a spacious deck, perfect for summer BBQs, kids, and pets. Don't miss this amazing opportunity—call now and make this incredible home yours.