



**GRASSROOTS**  
REALTY GROUP

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**145 Skyview Ranch Crescent NE**  
**Calgary, Alberta**

**MLS # A2209494**



**\$725,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,417 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn,		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Wired for Sound		
<b>Inclusions:</b>	Garden Shed		

Your Dream Home in Skyview Ranch Awaits! Step into this stunning Morrison-built masterpiece located on a quiet, family-friendly street in the heart of Skyview Ranch &ndash; a vibrant, growing community with quick access to Country Hills Blvd and all the amenities you need! Offering over 2,400 sqft of living space, this home checks every box &ndash; with 4 spacious bedrooms, 2 full bathrooms, upstairs laundry, and a double front attached garage. Plus, there's an expansive bonus room ready to become your home theatre, playroom, or even a 5th bedroom with walk in closet and ensuite &ndash; the rough-in plumbing is already there! Main Floor Features: Bright & open concept layout, Home office/flex room &ndash; perfect for working remotely, Cozy living room with a gas fireplace and floods of natural light, L-shaped kitchen with granite countertops, stainless steel appliances, walk-through pantry, and loads of cabinetry, Spacious dining area leading to a sunny south-facing backyard. Step outside to your maintenance-free concrete deck &ndash; ideal for summer BBQs, relaxing evenings, and entertaining guests. The fully fenced yard is a secure haven for kids and pets, complete with a handy storage shed. Need more space? The unfinished basement is a blank canvas ready for your vision &ndash; easily add 2 extra bedrooms or develop a LEGAL basement suite with its own kitchen for rental income! Check with the City of Calgary for requirements. Recent Upgrades: New Stucco & Shingles (2020) New Roof & Gutters (2025) This is more than just a house &ndash; it's your next chapter. Whether you're upsizing, investing, or looking for a forever family home, this one has it all &ndash; space, location, flexibility, and VALUE. Don't wait &ndash; homes like this go fast.

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