



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2210356**



**\$775,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,274 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Open Lot, Pie Shaped Lot		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s)		

**Inclusions:** New Blinds, Blind Remote Control, Curtains, Security Cameras

Welcome to this exceptional and well-maintained 6 BEDROOM, 3.5 BATHROOM home in the vibrant community of Skyview Ranch. This property is 10 minutes to the Airport, walking distance to SCHOOLS and ALL AMENITIES. This property is FRESHLY PAINTED and has a NEWLY CONSTRUCTED 2 BEDROOM LEGAL BASEMENT SUITE. Thoughtfully designed to offer comfort, functionality, and income potential. As you enter, you're greeted by a spacious OPEN FOYER that sets the tone for the OPEN-CONCEPT MAIN FLOOR, complete with sleek NEW REMOTE-CONTROLLED BLINDS, a LARGE WALK-THROUGH PANTRY, a 5-BURNER GAS STOVE, a dedicated OFFICE SPACE (perfect for working from home or converting into an extra BEDROOM), a convenient 2-PIECE BATHROOM. The space flows effortlessly, offering an inviting atmosphere perfect for both daily living and entertaining. Upstairs, you'll find a bright and airy BONUS ROOM with soaring VAULTED CEILINGS that truly open up the space. This level features FOUR GENEROUSLY SIZED BEDROOMS, 2.5 BATHROOMS plus your LAUNDRY ROOM. The primary bedroom with a MASSIVE WALK-IN CLOSET and a spa-like 5-PIECE ENSUITE. Elegant RAILING runs all the way to the top floor, adding to the home's open, modern feel. The basement offers even more value with a NEWLY CONSTRUCTED, NEVER-LIVED-in 2-BEDROOM LEGAL SUITE. Designed with excellent use of space, the suite includes deeper egress windows, separate furnaces, a dedicated laundry area, a spacious living room, and a full 3-PIECE BATHROOM. The exterior entrance is extra wide and built to code, providing safety and accessibility. This home also has a for a GARAGE HEATER and A/C, with the option to buy at an additional cost from seller. This move-in-ready property blends style, space, and

investment potential, all within one of Calgary’s fastest-growing and most desirable communities.