

# \$775,000 - 67 Skyview Shores Road Ne, Calgary

MLS® #A2210356

**\$775,000**

6 Bedroom, 4.00 Bathroom, 2,274 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

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.

Built in 2013

### Essential Information

MLS® #	A2210356
Price	\$775,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,274
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	67 Skyview Shores Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0H6

## Amenities

Amenities	Other
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	See Remarks
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Open Lot, Pie Shaped Lot
Roof	Asphalt Shingle, Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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