

## 60 Skyview Shores Rise NE Calgary, Alberta

**MLS # A2221747**



**\$839,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting		

<b>Heating:</b>	Central, Exhaust Fan	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Open Floorplan, Pantry, Soaking Tub		

**Inclusions:** N/A

Welcome to this fully developed, stunning east-facing home in the highly sought-after community of Skyview Ranch! With an east-facing orientation, you can wake up to the gentle morning sunlight that brightens your living space and enjoy energy efficiency throughout the day. Boasting over 3,064 square feet of developed living space, this property is designed to impress with its thoughtful layout, stylish finishes, and unbeatable location. This inviting 4-bedroom, 3.5-bath home is packed with features perfect for a growing family! The main and upper floors together offer over 2,224 square feet of spacious, open-concept living. A bright, modern kitchen features premium cabinetry, granite countertops, a large island, and stainless steel appliances, making it perfect for cooking and entertaining. The welcoming living room is filled with natural light thanks to large windows, creating a warm and inviting atmosphere. A versatile dining area is ideal for family dinners or special occasions, while the spacious primary bedroom offers a walk-in closet and a private ensuite for your comfort. Additional well-sized bedrooms and a convenient upper-level laundry room add to the home's functionality. The professionally developed basement is fully finished with proper permits, providing peace of mind. This lower level includes a spacious recreation area with a fireplace, that can be transformed into a home theater, gym, or playroom. An additional bedroom and a full bathroom make this space perfect for guests or family members. Situated in the vibrant community of Skyview Ranch, this home is surrounded by parks, pathways, and playgrounds. It is just minutes away from CrossIron Mills Mall, Calgary International Airport, and major highways, making it exceptionally convenient. Schools, shopping, dining, and public transit are all within easy reach. This home is a rare find, combining

style, comfort, and convenience in one perfect package. Call this beautiful home your own and experience the comfort and lifestyle you deserve! Schedule your private showing today! MLS#2221747