

**39 Skyview Shores Rise NE**  
**Calgary, Alberta**

**MLS # A2267144**



**\$759,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,373 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Level		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Sump Pump(s)		

**Inclusions:** NONE

LOOKING FOR A HIGH- QUALITY LIFESTYLE AT AN AFFORDABLE PRICE IN THE SOUGHT AFTER COMMUNITY OF SKYVIEW RANCH? YOUR SEARCH ENDS HERE! THIS BEAUTIFULLY MAINTAINED BY ITS ORIGINAL OWNERS, OFFERS EXCEPTIONAL VALUE WITH NUMEROUS RECENT UPGRADES LIKE 9' CEILING,KNOCK DOWN CEILING,CERAMIC TILES AND HARDWOOD FLOORS ON MAIN LEVEL,MAIN LEVEL WITH FAMILY ROOM{ WITH GAS FIRE PLACE,} AND LIVING ROOM,KITCHEN WITH GRANITE COUNTER TOPS AND DINING AREA,UPGRADED APPLIANCES,WALK THROUGH PANTRY,UPPER LEVEL WITH LARGE 3 BEDROOMS ALL WITH WALK -IN CLOSETS.MASTER WITH JETTED TUB,SEPARATE SHOWER. HUGE BONUS ROOM WITH HIGH CEILING. FULLY FINISHED BASEMENT WITH ONE BEDROOM[NO WINDOW IN BEDROOM] ILLEGAL SUITE WITH NO SEPARATE ENTRANCE.DOUBLE FRONT ATTACHED GARAGE. CLOSE TO BUS,SCHOOL,SHOPPING,ALL MAJOR ROUTES,CROSS-IRON-MALL,PARKS AND THE LIST GOES ON.VERY EASY TO SHOW. SHOWS EXCELLENT. A MUST TO SEE TO APPRECIATE.