

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

**MLS # A2284597**



**\$769,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<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		

<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	<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>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Basement appliances - refrigerator, electric stove, washer & dryer

Welcome to 55 Skyview Shores Road NE—an exceptional home offering 5 bedrooms plus a den, and 3.5 baths. With over 3,100 sq. ft. of developed living space across three levels this home is a must see! Built by Shane Homes and meticulously maintained, this property also features new Hardie Board siding and a Class 4 roof for enhanced durability and weather protection. An added advantage is the City-registered legal suite (BP2025-09310), providing outstanding flexibility for extended family living or rental income. Step inside to a bright and functional main level featuring granite countertops, hardwood flooring, iron spindle railings, knock-down ceilings, and upgraded stainless steel appliances. The spacious kitchen offers a walk-in pantry, an extended granite island, and direct access to the deck. A welcoming family room with a gas fireplace, along with separate living and dining areas, make this level ideal for both everyday living and entertaining. Upstairs, you’ll find a generous layout that includes a vaulted bonus room, a comfortable primary suite with a 5-piece ensuite (double sinks, soaker tub, separate shower), and a walk-in closet. Two additional large bedrooms each feature walk-in closets and space for a computer desk. Convenient upper-level laundry adds practicality to the second floor. The legal secondary suite offers a private entrance and a thoughtfully designed layout. Additional highlights include an insulated double attached garage with a sink and 220V wiring, as well as a fully fenced and landscaped yard. Ideally located close to major routes, schools, parks, shopping, transit, and just 6 minutes from the airport, this home combines comfort, convenience, and income potential in one of NE Calgary’s most desirable communities. Easy to show and truly a must-see!