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GRASSROOTS
REALTY GROUP

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134 Skyview Ranch Street NE
Calgary, Alberta

MLS # A2291515

$725,000

Division:	Skyview Ranch
Type:	Residential/House
Style:	2 Storey

Size:	2,001 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	5	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached, Parking Pad
Lot Size:	0.11 Acre
Lot Feat:	Corner Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Gazebo, Backyard Storage

Welcome to this stunning 2,000 sq ft corner lot home with a front-attached double garage, perfectly located right across from a playground and schools, making it an ideal choice for families. The main floor features a welcoming open entryway, gourmet kitchen with modern appliances, a bright living and dining area, main-floor laundry, and a convenient half bath. Upstairs, you'll find a spacious bonus room with an open-to-below concept, three generously sized bedrooms, and two full bathrooms, including a luxurious primary ensuite. Adding incredible value, the brand-new, never-lived-in 800 sq ft illegal basement suite comes with two bedrooms, one bathroom, and a separate side entrance, offering great rental potential. The fully fenced backyard is perfect for outdoor enjoyment with a deck, gazebo, and storage hut. Located in a prime area with all major amenities nearby, this home is perfect for those looking for space, convenience, and a vibrant community to raise a family. Don’t miss out—schedule your showing today.