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238 Skyview Point Road NE
Calgary, Alberta

MLS # A2349152

$574,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,398 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Private Electric Vehicle Charging Station(s)		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance		

Inclusions: None

LIVE UP-RENT DOWN Welcome to this exceptional detached home in the vibrant community of Skyview Ranch, offering the perfect blend of comfort, functionality, and investment potential with a fully legal basement suite. Whether you’re a growing family, first-time homebuyer, or savvy investor, this property checks all the boxes. The main level features a bright and inviting open-concept design with spacious living and dining areas, large windows that fill the home with natural light, and a well-appointed kitchen designed for both everyday living and entertaining. Upgraded laundry room on main floor with new Washer and Dryer. Stunning Granite Countertops throughout the Kitchen. Upstairs, you’ll find generously sized 3 bedrooms with 2 full washrooms. The double detached garage provides secure parking and extra storage, while the built-in Tesla charging station adds modern convenience for electric vehicle owners. The fully legal basement suite, complete with a separate entrance, provides excellent mortgage-helper potential or comfortable accommodations for extended family. This valuable addition creates flexibility and long-term income opportunities. Situated on a desirable street in Skyview Ranch, this home is conveniently located near schools, parks, playgrounds, shopping, restaurants, public transit, and major routes including Stoney Trail. Enjoy the convenience of urban amenities while living in a family-friendly neighborhood. Whether you’re looking to live up and rent down, expand your investment portfolio, or secure a home with built-in income potential, this is an opportunity you won’t want to miss. Book your private showing today and discover the value, versatility, and lifestyle this outstanding property has to offer!

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