DJ Golden REAL ESTATE

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133 Skyview Shores Manor NE Calgary, Alberta

MLS # A2246346

$769,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,318 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: IN BASEMENT: ELECTRIC STOVE, HOOD FAN, REFRIGERATOR, WASHER AND DRYER

Welcome to this stunning detached home with front-attached garage, ideally situated on a desirable corner lot in the vibrant community of Skyview Ranch, NE Calgary. This beautiful residence offers exceptional convenience with close proximity to the airport, major amenities, and easy access to major roads including Stoney Trail. Step inside to a spacious foyer with an impressive open-to-above design, setting the tone for the elegance that follows. Just off the entrance, you’ll find a convenient mudroom with access from the garage and a stylish 2-piece powder room. A dedicated office space sits across from the staircase, perfect for remote work or study. The heart of the home features a upgraded kitchen with granite countertops, stainless steel appliances including an electric cooktop, built-in wall oven and microwave, and a walk-in pantry. The kitchen overlooks a bright and open living room with a cozy gas fireplace and an inviting dining area—ideal for family gatherings. Rich hardwood flooring throughout the main floor adds a touch of sophistication. Upstairs, a spacious bonus room welcomes you with a flexible space for entertainment or relaxation. The primary bedroom is generously sized and includes a walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub and elegant ceramic tile finishes. Two additional bedrooms—each with walk-in closets—and a full 4-piece bathroom, as well as a separate laundry room, complete the upper level. The fully finished basement features an illegal suite with two additional bedrooms, a large recreation room, kitchen, storage area, and ample natural light through well-placed windows—making it an excellent option for extended family or rental potential. Additional features include central A/C for year-round comfort and a fully fenced backyard for privacy and outdoor enjoyment. This home

is truly a gem—don’t miss your chance to own in one of Calgary’s fastest-growing communities. Call today to book your private showing!

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