

49 Skyview shores Crest NE
Calgary, Alberta

MLS # A2256961



\$739,000

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|------------------|---|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,018 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, In Garag | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | none | | |

This beautifully fully renovated home in the highly sought-after community of Skyview offers both spacious family living and excellent income potential. The open-concept main floor features a bright and welcoming living room with a cozy gas fireplace, a modern kitchen equipped with an electric stove (with rough-in for gas), a large walk-in pantry, and a spacious dining area. Upstairs, enjoy a generous bonus room, a luxurious primary bedroom with a 5-piece ensuite and walk-in closet, two additional bedrooms, a full bathroom, and the convenience of an upper-level laundry room. The fully finished legal basement suite provides incredible value, complete with two bedrooms, a full kitchen, a large living area, a full bathroom, and its own dedicated laundry—perfect for rental income or extended family. Additional upgrades include \$60,000 in renovations throughout the home, brand-new central air conditioning (2025), an electric vehicle (EV) charger in the garage, and a built-in central vacuum system servicing the main home, basement, and garage.