

**272 Skyview Shores Manor NE**  
**Calgary, Alberta**

**MLS # A2259486**



**\$769,000**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                             |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 2,471 sq.ft.                              | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 6                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Lawn, Private, Rectangular Lot            |               |                   |

|                    |                                                               |                   |     |
|--------------------|---------------------------------------------------------------|-------------------|-----|
| <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>   | Finished, Full                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | NA                                                            |                   |     |

Welcome to this beautifully maintained home in the sought-after community of Skyview Ranch in NE Calgary! Offering over 3,000 sq ft of total living space, this spacious two-storey home features 4 bedrooms upstairs, including a luxurious primary suite with a 5-piece ensuite, a 4-piece main bathroom, convenient upper-floor laundry, and a bonus area perfect for family relaxation. The main floor boasts two generous living areas, a gourmet kitchen with granite countertops, stainless steel appliances, a large pantry, and an open-concept layout ideal for entertaining. The illegal basement suite—currently rented—includes a separate entrance, its own kitchen, laundry, two bedrooms, and a comfortable living area, making it a great mortgage helper! Enjoy outdoor living with a green backyard, deck, and paved side yard for added functionality. A double attached garage and spacious driveway offer ample parking. This well-kept, move-in-ready home is clean, bright, and priced to sell quickly. Don't miss this fantastic opportunity!