

**30 Skyview Shores Place NE**  
**Calgary, Alberta**

**MLS # A2264366**



**\$759,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,247 sq.ft.                                                                | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Lawn, See Remarks, Underground Sprinkler |               |                   |

|                    |                                                  |                   |     |
|--------------------|--------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Other, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)

**Inclusions:** Security Cameras (Qty. 4 as installed), Basement Appliances: Electric Range, Hood Fan, Microwave, Refrigerator, Washer & Dryer, Extra Washer in Basement

THIS ONE OFFERS MUCH MORE THAN COMPARABLE LISTINGS, BEST VALUE FOR YOUR MONEY! - Welcome to your next detached home in Skyview, TUCKED AWAY IN A QUIET CUL-DE-SAC, VERY WELL MAINTAINED by current owners and now ready for the next chapter. 2246.57 Sq. Ft. | 2 Bedroom Rented Basement Suite (Illegal Suite) | SPACIOUS 4,886.82 SQ. FT. LOT | OVERSIZED EXPOSED AGGREGATE DRIVEWAY | Ceramic Tiled Main Floor | Built-In Kitchen Appliances | Stone Fireplace Wall | Front Bonus Room | Full Width Balcony | Professionally Landscaped Backyard and much more. Inside, the main floor offers an open-concept layout with a WELCOMING FOYER and a thoughtful layout of living, kitchen and dining area. The living room features a COZY GAS FIREPLACE SET ON A FULL STONE FEATURE WALL, and a MODERN KITCHEN WITH QUARTZ COUNTERTOPS, BUILT-IN APPLIANCES, ELECTRIC COOKTOP ON ISLAND WITH STYLISH HOOD FAN, WALK-THROUGH PANTRY, AND UNDER-CABINET LIGHTING. Elegant details such as METAL SPINDLE RAILING and CONTEMPORARY LIGHT FIXTURES elevate the entire space. Upstairs you'll find three spacious bedrooms, two bathrooms, A FRONT-FACING BONUS ROOM WITH BALCONY ACCESS, and a convenient upper-level laundry room. The primary ensuite is a retreat of its own with a SOAKER TUB, DUAL VANITIES, WALK-IN CLOSET, MAKE UP COUNTER WITH ADDITIONAL DRAWERS AND AN UPGRADED 2 SIDED GLASS STANDING SHOWER. The bright basement offers an excellent income potential or space for extended family, as it has been professionally developed to a 2 BEDROOM SUITE (Illegal Suite), featuring its own separate laundry, bathroom with upgraded standing shower and kitchen with cabinets

to the ceiling. The PROFESSIONALLY LANDSCAPED BACKYARD is a true outdoor oasis, featuring a PERGOLA, TWO-TIER DECK, BUILT-IN POND, UNDERGROUND WATER SPRINKLERS, PERENNIALS, BBQ GAS LINE, AND HOT TUB PLUG-IN READY CONCRETE PAD for year-round enjoyment. ADDITIONAL FEATURES include a Central Vacuum System, Water Softener, Security Cameras with 360 view & Smart Doorbell, Smart Thermostat, Kitchen Insinkerator, Garage Gas Line, and a Motion Sensor Light. With nearby Prairie Sky School, Nelson Mandela High School, shopping across Country Hills Blvd, and quick access to Metis & Stoney Trail, this location offers unmatched convenience. Don't miss this amazing opportunity, check the 3D tour and book your showing today.