

# \$775,000 - 67 Skyview Shores Road Ne, Calgary

MLS® #A2210356

**\$775,000**

6 Bedroom, 4.00 Bathroom, 2,274 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this exceptional and well-maintained 6 BEDROOM, 3.5 BATHROOM home in the vibrant community of Skyview Ranch. This property is 10 minutes to the Airport, walking distance to SCHOOLS and ALL AMENITIES. This property is FRESHLY PAINTED and has a NEWLY CONSTRUCTED 2 BEDROOM LEGAL BASEMENT SUITE. Thoughtfully designed to offer comfort, functionality, and income potential. As you enter, you're greeted by a spacious OPEN FOYER that sets the tone for the OPEN-CONCEPT MAIN FLOOR, complete with sleek NEW REMOTE-CONTROLLED BLINDS, a LARGE WALK-THROUGH PANTRY, a 5-BURNER GAS STOVE, a dedicated OFFICE SPACE (perfect for working from home or converting into an extra BEDROOM), a convenient 2-PIECE BATHROOM. The space flows effortlessly, offering an inviting atmosphere perfect for both daily living and entertaining.

Upstairs, you'll find a bright and airy BONUS ROOM with soaring VAULTED CEILINGS that truly open up the space. This level features FOUR GENEROUSLY SIZED BEDROOMS, 2.5 BATHROOMS plus your LAUNDRY ROOM. The primary bedroom with a MASSIVE WALK-IN CLOSET and a spa-like 5-PIECE ENSUITE. Elegant RAILING runs all the way to the top floor, adding to the home's open, modern feel.



The basement offers even more value with a NEWLY CONSTRUCTED, NEVER-LIVED-in 2-BEDROOM LEGAL SUITE. Designed with excellent use of space, the suite includes deeper egress windows, separate furnaces, a dedicated laundry area, a spacious living room, and a full 3-PIECE BATHROOM. The exterior entrance is extra wide and built to code, providing safety and accessibility. This home also has a for a GARAGE HEATER and A/C, with the option to buy at an additional cost from seller. This move-in-ready property blends style, space, and investment potential, all within one of Calgary's fastest-growing and most desirable communities.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210356    |
| Price          | \$775,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,274       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 67 Skyview Shores Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N0H6                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                             |
| Heating           | See Remarks                                                                                                             |
| Cooling           | Full                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                 |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Landscaped, Open Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle, Shingle             |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 13              |
| Zoning         | R-G             |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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