

# \$824,900 - 351 Skyview Shores Manor Ne, Calgary

MLS® #A2148789

**\$824,900**

6 Bedroom, 4.00 Bathroom, 2,452 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

A well maintained and fully airconditioned 6-bedroom, 3.5-bathroom detached home with LEGALLY SUITED LOWER-LEVEL offers a total of over 3300 square feet of developed living space in the well-established community of Skyview Ranch. An open floor plan with large windows for plenty of natural light, a cozy family room with gas fireplace and natural hardwood flooring, a well-designed spacious living/lifestyle/study room, gorgeous kitchen featuring maple cabinets, a large center island accompanied by beautiful granite countertops, upgraded stainless steel appliances including a natural gas stove and an extended dining area. Sit and relax in the sun-soaked dining area or slip outside to enjoy the patio & beautiful private yard. The upper-level features a large bonus room/loft with vaulted ceilings, master bedroom with large walk-in closets and 5-piece ensuite, there are 3 additional bedrooms, a 5-piece bath with access for both bedrooms, laundry room and plenty of storage/cabinet space. The professionally finished lower-level with two-bedroom legal suite with a private/separate entrance. Huge recreational room with large windows, two large bedrooms, 4 pc bathroom, second laundry room and plenty of additional storage space. Fully fenced and well landscaped spacious backyard with a large deck. The home has undergone extensive upgrades; a few of which are new Hardie board siding, new roof shingles, electric car charger in the garage, custom railings, upgraded closet doors



with matching hardware, CENTRALLY AIRCONDITIONED ON ALL 3 LEVELS. The potential rent from the basement is around \$1700.00 per month, the end of the existing tenancy is August 31st, 2024. Excellent location, close to public transit, schools, shopping, recreational facilities and easy access to major roadways. For more details, view additional pictures and virtual tour links.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2148789    |
| Price          | \$824,900   |
| Sold Price     | \$831,500   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,452       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 351 Skyview Shores Manor Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0H4                     |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|         |                                                    |
|---------|----------------------------------------------------|
| Parking | 220 Volt Wiring, Double Garage Attached, Insulated |
|---------|----------------------------------------------------|

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer                                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                |
| Cooling           | Central Air, Full                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Family Room, Gas, Metal, Tile                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                     |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                           |
| Lot Description   | Back Yard, City Lot, Front Yard, Garden, Landscaped, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Composite Siding, See Remarks, Wood Frame                                         |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2024 |
| Date Sold      | July 25th, 2024 |
| Days on Market | 13              |
| Zoning         | R-1N            |
| HOA Fees       | 78.75           |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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