

\$623,900 - 246 Skyview Point Road Ne, Calgary

MLS® #A2152092

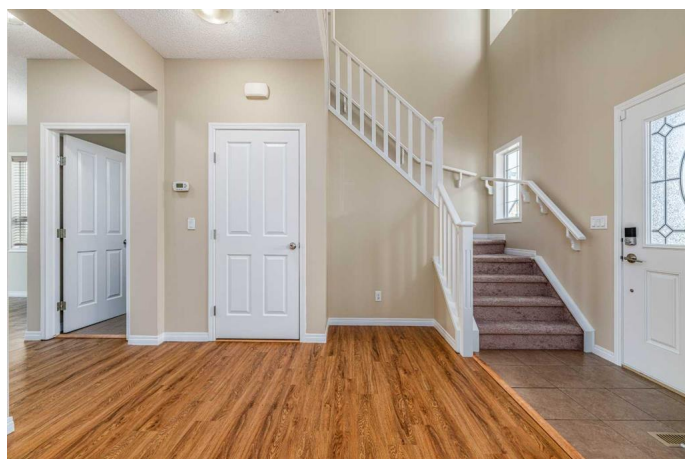
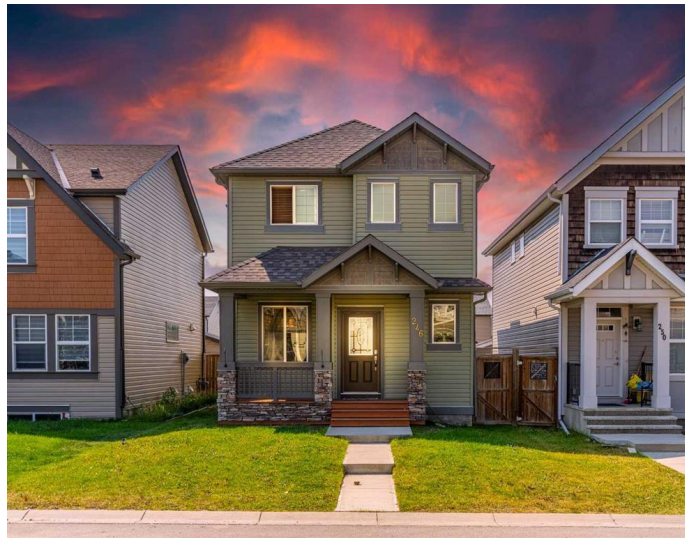
\$623,900

4 Bedroom, 4.00 Bathroom, 1,585 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Welcome to a stunning home in the desirable community of Skyview Ranch. This beautiful two-story residence, built in 2013, offers a perfect blend of style and functionality, making it an ideal choice for families seeking both comfort and elegance. As you approach this charming property, you'll immediately notice its stunning curb appeal, highlighted by a large, freshly stained front porch that invites you to sit and enjoy the neighborhood's serene atmosphere. Step inside, and you'll be greeted by a bright and airy living space, enhanced by a ton of natural light, updated lighting, and tall 9'™ ceilings. The neutral color palette throughout the house creates a welcoming and versatile backdrop for any decor style. The main level features two spacious living rooms, providing ample space for relaxation and entertainment. The living rooms are bathed in natural light, thanks to oversized windows that create a warm and inviting atmosphere. Adjacent to the living areas is the sleek and modern kitchen, a true delight for culinary enthusiasts. This kitchen is equipped with quartz countertops, upgraded stainless-steel appliances, a large pantry, and a convenient center island, perfect for meal preparation and casual dining. A separate dining room adjoins the kitchen, making it an ideal spot for hosting family gatherings and dinner parties. Moving upstairs, you'll find a thoughtfully designed layout that includes three spacious bedrooms, each offering comfort and privacy. The luxurious master retreat is a standout feature,



complete with an attached bathroom and a walk-in closet, providing a serene escape at the end of the day. Two additional well-appointed bedrooms and a full custom upgraded bathroom complete the upper level. For added convenience, the laundry room is also located on this floor. One of the highlights of this home is the illegal basement suite with a separate side entry. This versatile space includes a bedroom, a full washroom, a living and dining area, separate laundry, and a second kitchen. It's perfect for generating extra income to help with mortgage payments or providing a private living space for a family member. Recent upgrades include a NEW ROOF and SIDING installed in 2021, BRAND NEW VINYL AND CARPET, and FRESH PAINT ensuring the home is well-maintained and ready for its new owners. The property also offers two parking spaces, adding to its practicality. Location is everything, and this home doesn't disappoint. It offers easy access to Stoney Trail and is close to all major amenities, including parks, shops, restaurants, grocery stores, and walking paths. Families will appreciate the proximity to a K-9 Catholic school, and the community's rapid bus service makes commuting a breeze. This beautiful home in the family-friendly community of Skyview Ranch is a must-see. With its blend of modern amenities, thoughtful design, and convenient location, it offers a lifestyle of comfort and elegance. Don't miss this opportunity.

Built in 2013

Essential Information

MLS® #	A2152092
Price	\$623,900
Sold Price	\$635,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,585
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	246 Skyview Point Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0K7

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Microwave, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 3rd, 2024
Days on Market	9
Zoning	R-2
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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