



**55 Skyview Shores Road NE
Calgary, Alberta**

MLS # A2284597



\$734,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Basement appliances - refrigerator, electric stove, washer & dryer

Welcome to 55 Skyview Shores Road NE—an exceptional home offering 5 bedrooms plus a den, and 3.5 baths. With over 3,100 sq. ft. of developed living space across three levels this home is a must see! Built by Shane Homes and meticulously maintained, this property also features new Hardie Board siding and a Class 4 roof for enhanced durability and weather protection. An added advantage is the City-registered legal suite (BP2025-09310), providing outstanding flexibility for extended family living or rental income. Step inside to a bright and functional main level featuring granite countertops, hardwood flooring, iron spindle railings, knock-down ceilings, and upgraded stainless steel appliances. The spacious kitchen offers a walk-in pantry, an extended granite island, and direct access to the deck. A welcoming family room with a gas fireplace, along with separate living and dining areas, make this level ideal for both everyday living and entertaining. Upstairs, you’ll find a generous layout that includes a vaulted bonus room, a comfortable primary suite with a 5-piece ensuite (double sinks, soaker tub, separate shower), and a walk-in closet. Two additional large bedrooms each feature walk-in closets and space for a computer desk. Convenient upper-level laundry adds practicality to the second floor. The legal secondary suite offers a private entrance and a thoughtfully designed layout. Additional highlights include an insulated double attached garage with a sink and 220V wiring, as well as a fully fenced and landscaped yard. Ideally located close to major routes, schools, parks, shopping, transit, and just 6 minutes from the airport, this home combines comfort, convenience, and income potential in one of NE Calgary’s most desirable communities. Easy to show and truly a must-see!