



GRASSROOTS
REALTY GROUP

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14 Skyview Point Road NE
Calgary, Alberta

MLS # A2292089



\$614,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, Pie Shaped Lot, Private, Street Light		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry		

Inclusions: -

Welcome to your new home! Situated on a prime corner lot in the vibrant NE community of Skyview Ranch, this 2-story residence offers the perfect blend of modern comfort and smart investment potential. Step onto the charming front porch and into an inviting main floor bathed in natural light. The open-concept layout features a spacious living area and a bright dining zone framed by an oversized window. The upgraded kitchen is a chef's delight, boasting sleek stainless steel appliances, extensive cabinetry, and a dedicated pantry for extra storage. A convenient 2-piece powder room completes this level. The upper floor serves as a private retreat, featuring a large primary suite with a private ensuite and a walk-in closet. Two additional well-sized bedrooms share a full common bathroom, and the upper-floor laundry room adds a level of convenience every family appreciates. The lower level (illegal suite) is a massive value-add, featuring a separate side entrance, its own kitchen, a full bathroom, a bedroom, and a sprawling living area—perfect for extended family. Outside, enjoy summer hosting on your massive deck within a low-maintenance yard, leading to an oversized double detached garage. Located minutes from Stoney Trail, the Airport, and local schools, this home is a must-see! Book your private showing today and discover everything Skyview Ranch has to offer.