



**31 Skyview Shores Gardens NE**  
**Calgary, Alberta**

**MLS # A2300116**



**\$729,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,171 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** In Basement: Washer/Dryer, Electric stove, Range hood, Refrigerator

Welcome to this well-maintained and spacious 2-storey home in the vibrant community of Skyview Ranch NE, Calgary. Offering over 2,171 sq. ft. of developed living space, this home features 5 bedrooms and 3.5 bathrooms, making it ideal for growing families or investors. Conveniently located close to schools, shopping, parks, public transit, and Calgary International Airport, with easy access to Country Hills Blvd and Metis Trail, this home provides both comfort and accessibility. Upon entry, you are welcomed by a spacious foyer, leading into a thoughtfully designed main floor. The modern kitchen is equipped with stainless steel appliances and overlooks the bright living and dining areas, creating an open and functional layout perfect for everyday living and entertaining. A formal dining area adds extra space for hosting, while a conveniently tucked-away 2-piece bathroom completes the main level. Upstairs, you will find a spacious bonus room, ideal for additional family living space or a media area. The primary bedroom features a walk-in closet and private ensuite, while two additional well-sized bedrooms complete the upper level. The fully finished basement (illegal suite) offers a separate entrance, two bedrooms, one bathroom, and a spacious recreation area, providing excellent flexibility for extended family or potential rental income. Step outside to a fully fenced backyard, perfect for enjoying summer BBQs and outdoor gatherings. This home truly has it all—space, functionality, and a prime location.