



**GRASSROOTS**  
REALTY GROUP

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**482 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2300977**



**\$666,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,034 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained home on a conventional lot, offering over 2,100 sq. ft. of thoughtfully designed living space with an oversized double detached garage and a large landscaped backyard perfect for families and entertaining. Featuring a 2-bedroom illegal basement suite (currently rented), this home offers excellent potential for extended family living or additional income. The main floor showcases a spacious kitchen with ample cabinetry and room for gatherings, while the upper level offers three generous bedrooms and a bright bonus room, ideal for a family lounge or home office. Situated on a 4,100 sq. ft. lot and conveniently located close to shopping, schools and all essential amenities, this is a perfect blend of comfort, space, and convenience. Book your private tour today!