



GRASSROOTS
REALTY GROUP

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482 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2300977



\$704,999

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