



**66 Skyview Point Rise NE  
Calgary, Alberta**

**MLS # A2303559**



**\$799,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,302 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Built in Sound System, Appliances in Spice Kitchen, Appliances in Garage Kitchen, Window Coverings

Welcome to this meticulously maintained and fully upgraded residence, offering over 3,200 sq. ft. of developed living space on a prime corner lot. This home has been thoughtfully reimagined to perfectly accommodate multi-generational living, extended families, and large gatherings. **Main Level:** A Chef's Dream - The heart of the home features beautiful hardwood floors and a living space flooded with natural light. The primary kitchen is a masterpiece with quartz countertops, upgraded lighting fixtures, a massive center island that comfortably seats 4, a wine fridge, and extended cabinetry. For the serious cook or those hosting large events, the current owners have added: A Spice Kitchen - Discreetly located off the main kitchen, complete with a gas range, sink and dedicated fridge. **Secondary Garage Kitchen** - A clever addition in the garage corner, designed specifically to manage heavy-duty cooking for large family celebrations. **Entertaining Space** - A spacious family room with a gas fireplace and a full integrated sound system. **Upper Level:** Dual Primary Suites - The upper floor has been expertly reconfigured to maximize comfort and privacy. The Original Primary Suite features a spa-like ensuite with granite countertops on a double vanity and a massive walk-in closet. **A New 2nd Primary Suite:** The former bonus room has been professionally converted into a second full primary suite, complete with its own private ensuite and walk-in closet. Two more generous bedrooms and a well-appointed main bath complete this thoughtfully designed level. **Basement & Outdoor Living** - The fully finished basement adds even more versatility with a massive living area (currently used as a bedroom) and an oversized bedroom, bringing the total to 6 bedrooms in the home. Stepping outside, the west-facing backyard is an entertainer's paradise, featuring professionally

completed concrete patio, fencing, and lush landscaping. The double attached garage is not just for parking; it's equipped with a natural gas heater for year-round comfort. Location & Recent Maintenance: New roof and siding (2026); wood fence replaced (2021). Prime Location situated steps away from several schools, including the Skyview Ranch Elementary/Middle School. With dual primary suites comprising 6 bedrooms, and a triple-kitchen setup, this is a very rare find specifically tailored for the modern, extended family. Message me to arrange a showing if you are not already working with a REALTOR.