



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**19 Skyview Ranch Crescent NE
Calgary, Alberta**

MLS # A2306082



\$725,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,284 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, No Neighbours Behind, Private, Rec		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

****SIGNIFICANT \$20K PRICE IMPROVEMENT **** Welcome to this spacious and beautifully designed home offering the perfect blend of comfort, functionality, and room for the whole family. The main floor features a bright and inviting living room with large windows that fill the space with natural light, along with a separate extended family room that provides even more space for relaxing, entertaining guests, or spending time together. With two spacious primary bedrooms, this home is ideal for larger families, extended family members, or anyone looking for extra privacy and comfort. The layout is thoughtfully designed to offer multiple living areas, generous bedroom space, and everyday convenience, while the double attached garage adds secure parking and additional storage. A separate side entrance leads to the basement, which includes two bedrooms, a kitchen, and full bathrooms, making it a great option for extended family use or additional flexible living space. Outside, the finished backyard offers a comfortable area to relax, entertain, or enjoy summer evenings, with back alley access adding extra privacy and convenience. Located close to public transit, schools, playgrounds, nearby plazas, grocery stores, shops, amenities, and major highways, this home offers exceptional space, flexibility, and convenience in a highly accessible location.