



GRASSROOTS

REALTY GROUP

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**156 Skyview Shores Manor NE
Calgary, Alberta**

MLS # A2311230



\$839,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,455 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Quad or More Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional former show home in the desirable community of Skyview Ranch, offering over 2,450 sq. ft. of beautifully designed living space, a legal basement suite, and a premium pond-backing location. This impressive two-storey home combines luxury, space, and functionality for modern family living. As you enter the home, you are welcomed by a walk-in closet and a beautiful cozy living room filled with natural light — the perfect space for entertaining guests or creating an elegant formal sitting area. Toward the back of the home, you’ll find a second oversized family room overlooking the backyard and pond, providing plenty of room for everyday living and gatherings. The spacious main floor layout also features a stylish kitchen with quartz countertops, ample cabinetry, and a large dining area. Ceiling speakers installed throughout the home add an extra touch of luxury and create the perfect atmosphere for entertaining and everyday living. Upstairs offers 4 generously sized bedrooms, including two primary bedrooms, each with its own ensuite bathroom and walk-in closet. The main primary retreat is especially impressive, featuring a spacious walk-in closet with built-in his-and-her organizers, providing both luxury and functionality. A large bonus room, three full bathrooms, and the conveniently located upstairs laundry room make this level exceptionally functional for growing families. The fully finished legal basement suite comes complete with a separate entrance and offers excellent mortgage support or income potential. Outside, enjoy the beautifully landscaped low-maintenance backyard featuring paving stones, concrete work, a covered deck, and a fire pit area — all perfectly positioned to enjoy the peaceful pond views. Additional highlights include air conditioning and an extended concrete driveway with plenty of parking

space.