



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

**MLS # A2312683**



**\$699,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,103 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** none

\*\*\* Welcome to this EAST FACING WITH FOUNTAIN AT FRONT LAWN FOR VASTU FRIENDLY ,stunning family home offering 2103 sq. ft. of beautifully designed living space in the highly sought-after community of Skyview Ranch. \*\*\* Elegant high-ceiling entrance creates a grand first impression with an abundance of natural light and an upscale feel throughout the home. Modern gourmet kitchen featuring: Stainless steel appliances Granite countertops Spacious pantry Large central island perfect for meal prep and entertaining Open-concept main floor designed for comfort and functionality with: 9-foot ceilings Bright and spacious living room with a cozy fireplace Dedicated dining area ideal for family gatherings and hosting guests \*\*\* Upper level offers 4 BEDROOMS , including: A luxurious primary retreat with a private 4-piece ensuite Spacious AND perfect for family relaxation or entertainment Convenient upper-floor laundry room Additional full 4-piece bathroom with CENTRAL AIR CONDITION THROUGH OUT THE HOUSE \*\*\* Fully finished basement illegal suite with a separate entrance, featuring: 2 bedrooms Full bathroom Functional kitchen Separate laundry 9-foot ceilings throughout Corner lot location provides extra privacy and ample parking space for family and guests. Excellent opportunity for families or investors seeking style, space, and rental potential in one of Calgary's most desirable communities. A must-see property in Skyview Ranch!