



GRASSROOTS
REALTY GROUP

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110 Skyview Ranch Manor NE Calgary, Alberta

MLS # A2313384



\$549,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,594 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stunning and unique 1594 Sqft. duplex in Calgary's sought-after Skyview Ranch. The open-concept main floor is highlighted by bold black tile flooring. The layout effortlessly connects the kitchen, dining, and living spaces, creating a welcoming environment that's perfect for everyday living and entertaining alike. At the front of the home, a versatile den offers the perfect spot to work, relax, or host guests with ease. The kitchen impresses with sleek black granite countertops, stainless steel appliances, plenty of cabinetry, and a spacious pantry for all of your storage needs. Completing the main level is a 2-piece bathroom, a mudroom, and 2 additional storage closets. Upstairs, you'll find three generously sized bedrooms. The Primary Bedroom features a serene ensuite bathroom with a soaker tub and standing shower, as well as a spacious walk-in closet. Completing the Upper level is a 4-piece bathroom, and large laundry room for convenience. The fully finished basement adds a fourth bedroom, and a large recreation room complete with a built-in bar—ideal for relaxing nights or entertaining friends. Step outside to your fully landscaped backyard, featuring low-maintenance artificial turf, a private patio, and a stylish deck. The front yard is also fully landscaped and features a covered front porch, elevating the curb appeal further. A double detached garage completes this exceptional home, offering plenty of parking and storage. Located in the vibrant Skyview Ranch community, this home balances modern style with comfortable living—ready for you to move in and make it yours.