



44 Skyview Shores Link NE
Calgary, Alberta

MLS # A2318611



\$725,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Electric stove, Washer, Dryer, Refrigerator, Chimney hood fan

Welcome to this beautifully maintained family home in the desirable community of Skyview Ranch! Offering over 2,100 sq. ft. of well-designed living space, this property showcases pride of ownership throughout and delivers the perfect combination of comfort, functionality, and flexibility. The main floor features TWO SPACIOUS LIVING ROOMS, providing ample space for family gatherings, entertaining guests, or creating separate relaxation areas. Upstairs, you'll find 4 bedrooms, including a versatile fourth bedroom with a VAULTED CEILING that can easily serve as a bonus room, home office, playroom, or media room. A separate side entrance leads to the basement, which includes two bedrooms, a kitchen, and a full washroom, making it a great option for extended family use or additional flexible living space. Additional highlights include an EXTENDED DRIVEWAY for extra parking, central vacuum rough-ins, and a garage featuring a convenient MAN DOOR for direct garage access. The LOW-MAINTENANCE BACKYARD is designed for enjoyment, featuring a spacious deck and EXTENSIVE CONCRETE FINISHING, minimizing upkeep while maximizing usable outdoor space. Located in a mature and established area of Skyview Ranch, this home is ideally situated steps from a beautiful pond, walking and biking trails, and within walking distance of two schools. Shopping, restaurants, parks, transit, and other amenities are all just minutes away.