



**18 Skyview Shores Place NE
Calgary, Alberta**

MLS # A2320438



\$649,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OVER 1,900 SQ. FT. | FRONT ATTACHED GARAGE | GOURMET KITCHEN | BONUS ROOM | UPSTAIRS LAUNDRY | WALKING DISTANCE TO SCHOOLS & SHOPPING Welcome to this beautiful two-storey family home in the sought-after community of Skyview Ranch. Offering over 1,900 sq. ft. of well-designed living space, this home combines comfort, functionality, and an unbeatable location. The main floor features a spacious gourmet kitchen complete with granite countertops, stainless steel appliances, ample cabinetry, and a large dining area perfect for family meals and entertaining. The bright and expansive living room is highlighted by a cozy fireplace, creating the ideal space to relax and gather with family and friends. Upstairs, you’ll find a generous bonus room, perfect for movie nights, a play area, or a home office. The spacious primary retreat offers a luxurious 5-piece ensuite and plenty of room to unwind. Two additional well-sized bedrooms, a full bathroom, and the convenience of upper-floor laundry complete the second level. The unfinished basement provides endless possibilities for future development and customization to suit your family’s needs. Ideally located within walking distance to Apostles of Jesus School and Prairie Sky School, as well as shopping and everyday conveniences. Enjoy quick access to major amenities and easy commuting via Stoney Trail. This is an excellent opportunity to own a fantastic family home in one of Calgary’s most desirable northeast communities. Don’t miss out!