



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

MLS # A2321025



\$750,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,459 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Pantry, See Remarks		

Inclusions: Central Vacuum

Absolutely stunning, fully upgraded home featuring two master bedrooms and a legal basement suite. This elegant residence offers a luxurious feel throughout with high-end finishes and thoughtful design. The main floor boasts a bright and spacious living room, along with an additional versatile room ideal for a home office or guest bedroom, complemented by brand new luxury vinyl plank flooring and a modern, open ambiance. Upstairs, you'll find four generously sized bedrooms, three full bathrooms, a convenient laundry area, and a large bonus room—perfect for family living. The primary retreat features a 4-piece ensuite and two walk-in closets, while the second primary bedroom also includes its own full bathroom and a spacious walk-in closet. The fully finished basement suite (Legal) includes two bedrooms, a separate entrance, and separate unit number assigned in the address, making it an excellent mortgage helper or investment opportunity. Additional highlights include granite countertops in all kitchens and bathrooms, an extra large deck ideal for outdoor entertaining, and two furnaces for enhanced comfort and efficiency. Ideally located close to schools, parks, airport access, major highways, public transit, shopping, restaurants, banks, and grocery stores, this home offers both convenience and lifestyle, making it a rare opportunity to own a beautifully upgraded home with income potential.