



**19 Skyview Point Road NE
Calgary, Alberta**

MLS # A2324310



\$639,999

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: BASEMENT APPLIANCES (Refrigerator, Electric Range, Hood Fan, Washer and Dryer)

Welcome to this beautifully maintained, fully air-conditioned home in the heart of Skyview Ranch, offering over 2,460 sq. ft. of developed living space. This bright open-concept home features 9 ft. ceilings on the main floor, 3 spacious bedrooms, 3.5 bathrooms, a front living room, a large family room, and a stunning kitchen with quartz countertops, a massive island, gas range, stainless steel appliances, a walk-in pantry, and plenty of cabinetry. Upstairs you'll find a spacious primary suite with a private ensuite, two additional bedrooms, and convenient upper-floor laundry. The fully finished basement features an illegal suite with a separate side entrance, its own kitchen, living area, bedroom, flex room, full bathroom, and separate laundry—ideal for extended family or added income potential. Enjoy the beautifully designed backyard with a large deck, pergola, double detached garage, outdoor storage shed, and back lane access. Walking distance to schools, parks, shopping, and transit, with quick access to Stoney Trail, Deerfoot Trail, and YYC Airport. A perfect opportunity for families and investors alike!