



GRASSROOTS
REALTY GROUP

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31 Skyview Shores Gardens NE
Calgary, Alberta

MLS # A2330284



\$714,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,171 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Fiber Optics at Lot Line
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: BASEMENT APPLIANCES: Washer/Dryer, Electric stove, Range hood, Refrigerator

This spacious, fully finished 2-storey home in Skyview Ranch NE offers over 2,171 square feet of developed living space, perfectly designed for a growing family or savvy investor. The bright, open-concept main floor centers around a modern kitchen with stainless steel appliances that overlooks the everyday living and dining areas, complemented by a formal dining room and a tucked-away powder room. Upstairs, a massive central bonus room serves as the perfect media space, separating two well-sized bedrooms from the primary retreat, which features its own walk-in closet and private ensuite. The fully finished basement—complete with a separate entrance, two den, a full bathroom, and a large recreation area—offers incredible flexibility as an illegal suite. Anchored by a fully fenced backyard and an unbeatable location close to schools, parks, shopping, and major transit routes like Métis Trail and Country Hills Blvd, this property checks every single box.