



GRASSROOTS
REALTY GROUP

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75 Skyview Point Road NE
Calgary, Alberta

MLS # A2331455



\$550,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this beautiful and well-maintained 2-storey home in the desirable community of Skyview Ranch. This move-in-ready property features 3 spacious bedrooms and 2.5 bathrooms. The bright open-concept layout offers a spacious living area, large dining space, and a modern kitchen with a large island—perfect for family living and entertaining. The primary bedroom features a walk-in closet and private ensuite. The home has been thoughtfully upgraded with vinyl flooring throughout (2021), a new stainless steel fridge (2021), new stove (2025), and Whirlpool The outdoor space features a backyard deck, a fully fenced yard, and a double detached garage (built in 2023) offering added privacy and convenience. The undeveloped basement provides excellent potential for future development. Ideally located close to parks, playgrounds, bus stops, and shopping amenities including Skyview Shopping Plaza, Sky Point Market, Freshco, Anytime Fitness, and Mega Sanjha Punjab. Just 1 minute to the playground, 2 minutes to Apostles of Jesus School, and 4 minutes to Prairie Sky School. A fantastic opportunity to own a clean, upgraded home in a family-friendly Skyview Ranch location! THIS HOME IS READY FOR ITS NEXT OWNERS TO ENJOY!