



GRASSROOTS
REALTY GROUP

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126 Skyview Ranch Street NE
Calgary, Alberta

MLS # A2333237



\$795,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,222 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, Kitchen Island, Pantry		

Inclusions: Basement Appliances - Stove, Refrigerator, Washer & Dryer

Welcome to this exceptional, centrally air-conditioned family home with a City-approved one-bedroom LEGAL BASEMENT SUITE, ideally positioned on a desirable corner lot in Skyview Ranch. Enjoy open views of the playground directly across the street, added privacy from the green belt and pathway behind, and the everyday convenience of nearby schools, parks and community amenities. The impressive interior offers 9-foot ceilings on all three levels, elegant 8-foot doors and abundant natural light from the extra corner-lot windows. The main floor features a bright, open-concept layout designed for comfortable family living and entertaining. At the heart of the home is a chef-inspired kitchen with granite countertops, a large central island, full-height cabinetry and premium Jenn-Air appliances, including a gas cooktop and built-in wall ovens. The spacious dining area opens to the landscaped backyard, while the inviting living room is anchored by a fireplace. Upstairs, a generous bonus room provides flexible space for relaxing, working or family movie nights. The large primary retreat includes a luxurious five-piece ensuite with dual sinks, complemented by two additional bedrooms, a four-piece bathroom and convenient upper-floor laundry. The fully finished, City-approved legal basement suite offers excellent flexibility for extended family, guests or rental-income potential, complete with its own separate laundry. Outside, the fenced and landscaped backyard features a spacious patio, greenery and a storage shed, creating a private setting for entertaining or unwinding. Built in 2012 and complete with an oversized double attached garage, this well-planned property is within walking distance of Prairie Sky School and Apostles of Jesus School. Combining space, functionality, income potential and an outstanding family-friendly location, this is a rare opportunity for

homeowners and investors alike. Book your private showing today!