



GRASSROOTS
REALTY GROUP

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139 Skyview Shores Crescent NE
Calgary, Alberta

MLS # A2345087



\$709,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,952 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters

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

Inclusions: None

Welcome to this spacious 4-bedroom, 3.5-bathroom home with a LEGAL BASEMENT SUITE, with convenient access to major amenities throughout Northeast Calgary. Thoughtfully designed for growing and multi-generational families, this well-maintained and freshly painted home offers generous living space, abundant natural light, and excellent flexibility. The LEGAL BASEMENT SUITE provides an attractive opportunity for rental income, extended family living, or added privacy. The main floor features a bright and functional open layout, with spacious living, dining, and kitchen areas that flow seamlessly together—perfect for everyday family living and entertaining. Large windows throughout create a warm, bright, and welcoming atmosphere. Upstairs, retreat to the generously sized primary bedroom, complete with a luxurious 5-piece ensuite. Two additional well-appointed bedrooms share a full 4-piece bathroom, providing comfortable accommodations for family or guests. A standout feature of the upper level is the impressive bonus/entertainment area with a vaulted ceiling—an ideal space for movie nights, family gatherings, a children's play area, or a relaxing second living room. Offering four bedrooms, 3.5 bathrooms, a legal basement suite, versatile living spaces, and a convenient NE Calgary location, this property delivers the space and functionality today's families are looking for.