



GRASSROOTS
REALTY GROUP

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41 Skyview Ranch Manor NE Calgary, Alberta

MLS # A2345458



\$519,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,405 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, L		

Heating:	High Efficiency, Exhaust Fan, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Hot Tub, Cabana, Outdoor Shed		

Fully upgraded semi-detached home on a large corner lot in Skyview Ranch, with a backyard and garage worth seeing in person. Built in 2012, this 3-bedroom, 3.5-bath home has a finished basement, central A/C, and an oversized 21'5" x 25'2" detached garage that's hard to find at this price. The main floor has engineered hardwood throughout, custom built-ins, and an open layout linking a bright living and dining area to the kitchen, which offers granite counters, stainless appliances, and a pantry. A mudroom off the kitchen leads to the backyard, and there's a 2-piece bath on this level. Upstairs you'll find the primary bedroom with a walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bath, and laundry. The finished basement adds a family room, flex space, a 4-piece bath, and storage. The backyard sets this place apart. The exterior of the home has been fully redone with grey siding and Hardie shingle accents, plus a low-maintenance paving-stone patio. A hot tub is included, set in a custom cedar cabana with a built-in bar. There's also a covered BBQ area, a storage shed, and a new hot water tank (2026). Close to parks, schools, and shopping, with quick access to Stoney Trail and the airport. Book a private showing today!