



GRASSROOTS
REALTY GROUP

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44 Skyview Point Terrace NE
Calgary, Alberta

MLS # A2346537



\$799,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,262 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Pergola

Welcome to this spacious 2-storey home in the desirable community of Skyview Ranch. Situated on a generous pie lot, this home offers an abundance of indoor and outdoor space, making it an excellent fit for families, entertaining, and everyday living. The main floor features a bright open-concept layout with a functional den area that can easily serve as a home office, study, or flex space. The kitchen, dining, and living areas flow together seamlessly, creating an inviting space for both daily life and entertaining. Upstairs, you'll find four bedrooms, including a spacious primary retreat featuring a luxurious 5-piece ensuite with dual vanities, a separate shower, and a soaker tub. A large bonus room provides additional living space and offers the flexibility to create a family room, media space, or kids' retreat. The basement adds even more versatility with a fifth bedroom, full bathroom, and recreation area. Rough-ins for a sink provide the opportunity to add a wet bar or kitchen setup, giving the space plenty of potential to suit your lifestyle. Step outside and enjoy the spacious reverse-pie backyard, complete with a deck and pergola, the perfect setting for summer gatherings, outdoor dining, relaxing evenings, or giving the kids plenty of room to enjoy. A front attached garage adds everyday convenience, while the home's location puts you close to schools, parks, restaurants, banks, shopping, and everyday amenities. With 5 bedrooms, 3.5 bathrooms, multiple living areas, a large backyard, and a flexible basement, this Skyview Ranch home offers the space and versatility you've been looking for.