



GRASSROOTS
REALTY GROUP

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211 Skyview Point Road NE
Calgary, Alberta

MLS # A2348797



\$600,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,003 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Open House Saturday October 10th noon-2pm. Experience an exceptional multi-level residence, positioned close to amenities but on a quiet street in the highly desirable neighborhood of Skyview Ranch. Boasting 2675 square feet of fully developed space across three levels and a finished lower level, this impressive unique property features a charming front west facing veranda that delivers immediate curb appeal. Engineered for sophisticated yet practical family life, this rare property type pairs premium aesthetics with a layout that includes 4 generous bedrooms and 5 beautifully appointed bathrooms. Step through the main entrance into an expansive foyer defined by 9 foot ceilings and premium engineered hardwood underfoot. Sunlight floods the interior through expansive windows on every level. Main level is open concept and seamlessly connects kitchen, living and dining areas. The living room serves as an inviting sanctuary for relaxation, while the adjacent dining zone effortlessly hosts everything from casual breakfasts to formal dinner parties. Home chefs will appreciate the gourmet kitchen, which showcases premium stainless-steel appliances, granite counters, a central island, countless cabinets and abundant pantry storage, all complemented by a discreet main-level powder room. The second level is dedicated to rest and rejuvenation, anchored by a principal sanctuary featuring a large walk-in wardrobe and a sleek, private four-piece ensuite bathroom. Walk across the hall to adjacent laundry and expansive bonus room ready for a theatre / office / multi-media space. Ascending to the third level with mirrored secondary bedrooms sharing a well-placed full bath, making morning routines effortless for children or guests. One bedroom with a Juliet balcony and the other has picturesque vistas of the Rocky Mountains. The lower level has been transformed into a fully

finished basement lined with laminate floors and an additional multi-purpose recreation room tailored for movie nights, creative hobbies, or a dedicated workout studio and a final guest bedroom with adjacent full bathroom. Step outside and relax in your private retreat with a well sized deck and enjoy plenty of parking on the oversized concrete pad. Additional features include new siding and roof in 2025, new back and side fencing and a freshly painted home. Experience the perfect blend of convenience and quiet in Skyview Ranch! Enjoy easy access to schools, parks, shopping, and Stoney Trail without the traffic noise. Tour this unique gem before it's gone!