



GRASSROOTS
REALTY GROUP

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358 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2349231



\$727,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Soaking Tub

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

Inclusions: Electric stove, Refrigerator, hood fan

Beautifully maintained and thoughtfully designed, this impressive 2-storey home offers 3 bedrooms, a bonus room upstairs PLUS an illegal 2-bedroom basement suite with a separate entrance. The main floor welcomes you with a bright, open-concept layout featuring a seamless blend of tile and pre-finished hardwood flooring. The inviting living room showcases a stunning fireplace and oversized windows that fill the space with natural light. The spacious kitchen features rich espresso cabinetry, stainless steel appliances, a breakfast bar, ample storage and a convenient corner walk-through pantry. The adjoining dining area provides direct access to the sunny deck and spacious backyard. Upstairs, the primary bedroom is a true retreat, featuring oversized windows, a generous walk-in closet and a luxurious 5-piece ensuite with dual vanities, a corner soaker tub and separate shower. Two additional generously sized bedrooms, a 4-piece bathroom, versatile bonus room and convenient upper-floor laundry complete the upper level. The illegal 2-bedroom basement suite offers a fantastic additional living setup with two bedrooms, a full kitchen, spacious living area, 4-piece bathroom, separate laundry and a separate entrance – providing excellent flexibility for extended family, guests or additional household space. Outside, enjoy the spacious backyard, sunny deck and poured-concrete parking pad with additional parking potential for a vehicle or RV. Located in desirable Skyview Ranch, you're close to parks, playgrounds, shopping, restaurants and everyday amenities. With its functional layout, generous living spaces, separate basement setup and fantastic location, this is a home you won't want to miss! Book your private showing today.

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