



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

449 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2350609



\$669,900

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully designed home in the sought-after community of Skyview, Calgary, situated on an EAST-FACING CORNER LOT and offering an exceptional combination of space, functionality, and income potential. The main floor features two spacious living areas, a dedicated dining area, and an additional dining nook conveniently located beside the kitchen. The impressive kitchen offers plenty of cabinetry, generous counter space, and a large pantry, making it ideal for both everyday living and entertaining. Upstairs, you will find FOUR well-appointed bedrooms, TWO full bathrooms, and the convenience of an upper-floor laundry room. The fully developed basement features a TWO-BEDROOM ILLEGAL SUITE with a separate entrance and its own laundry area. With its desirable corner-lot location, spacious layout, multiple living and dining areas, four bedrooms upstairs, and a two-bedroom illegal suite, this home is an excellent opportunity in Skyview. Book your showing today!