



GRASSROOTS
REALTY GROUP

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482 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2351057



\$644,999

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters

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

Inclusions: N/A

Welcome to this beautifully maintained two-storey home in the desirable community of Skyview Ranch, situated on a conventional lot with a spacious landscaped backyard. Offering over 2,000 sq. ft. of above-grade living space, this home features 3 bedrooms upstairs, a bright and spacious bonus room, upper-level laundry, and a well-designed main floor with a generous kitchen, ample cabinetry, and plenty of space for everyday family living and entertaining. The fully developed basement includes a 2-bedroom illegal suite with a separate entrance, offering added flexibility for extended family or potential rental income. Complete with an oversized double attached garage and conveniently located near schools, parks, shopping, and everyday amenities, this property offers an excellent combination of space, functionality, and convenience. Book your private showing today!