

\$779,900 - 30 Skyview Shores Place Ne, Calgary

MLS® #A2255816

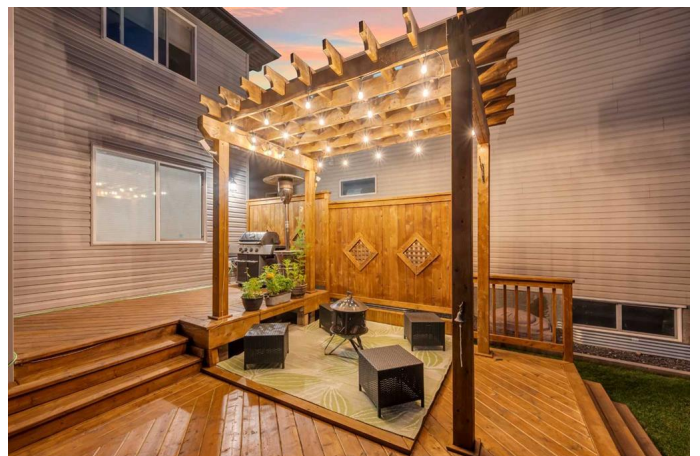
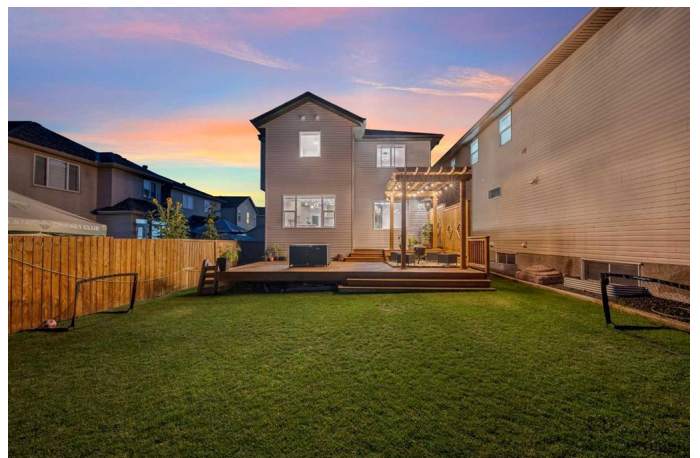
\$779,900

5 Bedroom, 4.00 Bathroom, 2,247 sqft

Residential on 0.11 Acres

Skyview Ranch, Calgary, Alberta

Welcome to your next detached home in Skyview, TUCKED AWAY IN A QUIET CUL-DE-SAC, VERY WELL MAINTAINED by current owners and now ready for the next chapter. 2246.57 Sq. Ft. | 2 Bedroom Rentable Basement Suite (Illegal Suite) | SPACIOUS 4,886.82 SQ. FT. LOT | OVERSIZED EXPOSED AGGREGATE DRIVEWAY | Ceramic Tiled Main Floor | Built-In Kitchen Appliances | Stone Fireplace Wall | Front Bonus Room | Full Width Balcony | Professionally Landscaped Backyard and much more. Inside, the main floor offers an open-concept layout with a WELCOMING FOYER and a thoughtful layout of living, kitchen and dining area. The living room features a COZY GAS FIREPLACE SET ON A FULL STONE FEATURE WALL, and a MODERN KITCHEN WITH QUARTZ COUNTERTOPS, BUILT-IN APPLIANCES, ELECTRIC COOKTOP ON ISLAND WITH STYLISH HOOD FAN, WALK-THROUGH PANTRY, AND UNDER-CABINET LIGHTING. Elegant details such as METAL SPINDLE RAILING and CONTEMPORARY LIGHT FIXTURES elevate the entire space. Upstairs you'll find three spacious bedrooms, two bathrooms, A FRONT-FACING BONUS ROOM WITH BALCONY ACCESS, and a convenient upper-level laundry room. The primary ensuite is a retreat of its own with a SOAKER TUB, DUAL VANITIES, WALK-IN CLOSET, MAKE UP COUNTER WITH ADDITIONAL DRAWERS AND AN



UPGRADED 2 SIDED GLASS STANDING SHOWER. The bright basement offers an excellent income potential or space for extended family, as it has been professionally developed to a 2 BEDROOM SUITE (Illegal Suite), featuring its own separate laundry, bathroom with upgraded standing shower and kitchen with cabinets to the ceiling. The PROFESSIONALLY LANDSCAPED BACKYARD is a true outdoor oasis, featuring a PERGOLA, TWO-TIER DECK, BUILT-IN POND, UNDERGROUND WATER SPRINKLERS, PERENNIALS, BBQ GAS LINE, AND HOT TUB PLUG-IN READY CONCRETE PAD for year-round enjoyment. ADDITIONAL FEATURES include a Central Vacuum System, Water Softener, Security Cameras with 360 view & Smart Doorbell, Smart Thermostat, Kitchen Insinkerator, Garage Gas Line, and a Motion Sensor Light. With nearby Prairie Sky School, Nelson Mandela High School, shopping across Country Hills Blvd, and quick access to Metis & Stoney Trail, this location offers unmatched convenience. Don't miss this amazing opportunity, check the 3D tour and book your showing today. Open House: Sep 13 & 14th, 1.00-4.00 p.m.

Built in 2013

Essential Information

MLS® #	A2255816
Price	\$779,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,247
Acres	0.11
Year Built	2013

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Skyview Shores Place Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0H7

Amenities

Amenities	Park, Playground
Parking Spaces	5
Parking	Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, See Remarks, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Concrete, Other, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	97
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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