

# \$759,900 - 30 Skyview Shores Place Ne, Calgary

MLS® #A2264366

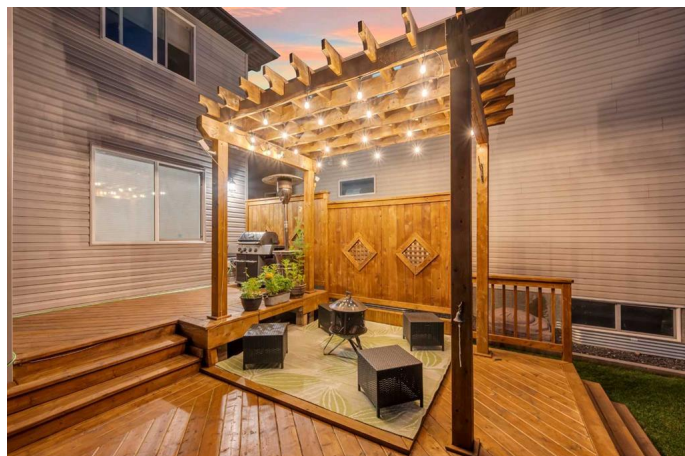
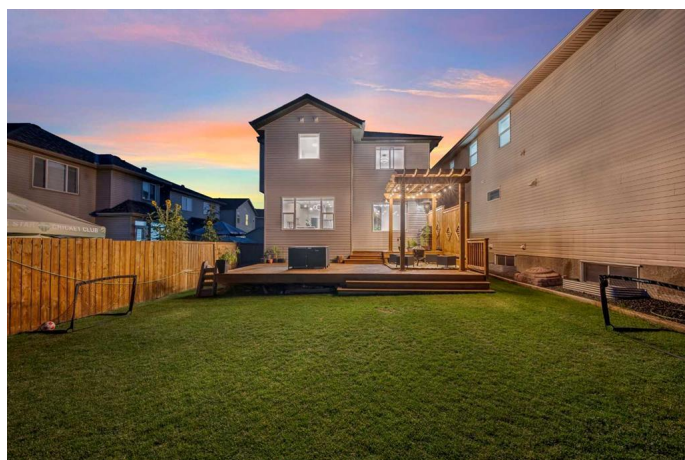
**\$759,900**

5 Bedroom, 4.00 Bathroom, 2,247 sqft

Residential on 0.11 Acres

Skyview Ranch, Calgary, Alberta

THIS ONE OFFERS MUCH MORE THAN COMPARABLE LISTINGS, BEST VALUE FOR YOUR MONEY! - 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 Rented 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.

Built in 2013

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2264366  |
| Price          | \$759,900 |
| 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          | Finished, Full, Exterior Entry, 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    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |
| HOA Fees       | 84                 |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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