

# \$899,000 - 151 Skyview Point Road Ne, Calgary

MLS® #A2263897

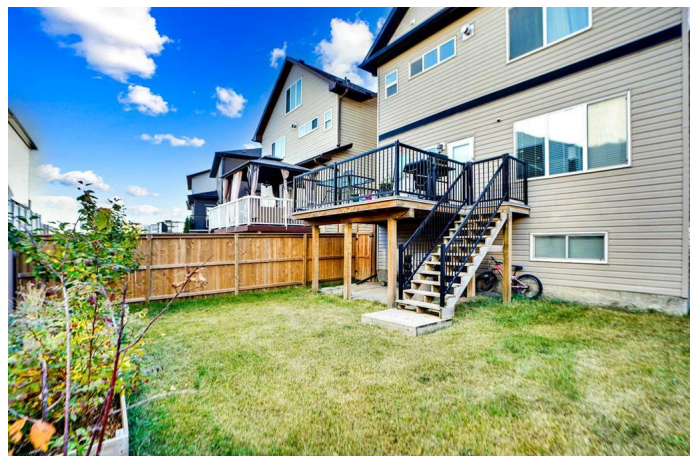
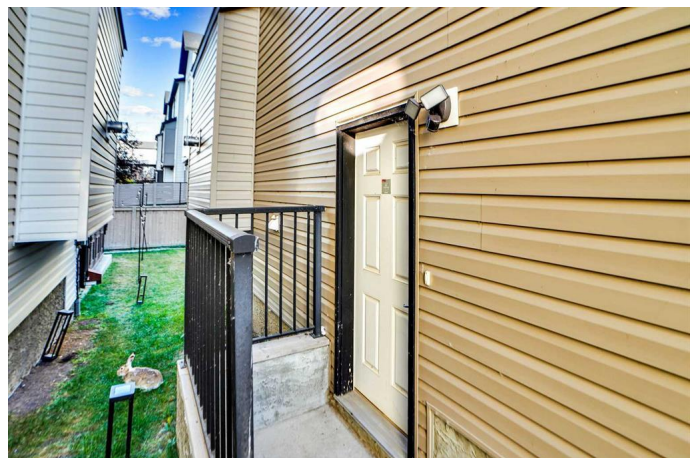
**\$899,000**

7 Bedroom, 7.00 Bathroom, 3,216 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

A new Gurdwara Sahib is currently under construction just a few blocks from this beautiful home – adding great community value to the area." Immaculately Kept 3-Storey Excel Home | 7 Bedrooms | 6.5 Bathrooms | Walk-Up Basement Suite (Legal) Welcome to this like-new, immaculately maintained 3-storey home built by Excel Homes, located in one of the most family-friendly communities in the city! Enjoy quick and easy access into the city, and an effortless escape to the majestic mountains – the best of both worlds. Total of 7 Bedrooms & 6.5 Bathrooms – perfect for a large or extended family 3215.59 sq. ft. above grade + professionally developed walk-up basement suite (Legal) with separate entrance and laundry Bright and airy entrance leading to an open-concept main floor – ideal for entertaining and family gatherings Gourmet kitchen with modern cabinetry, ample counter space, and stainless steel appliances Formal dining room – perfect for dinner parties and special occasions Second floor: 4 spacious bedrooms, each with its own private ensuite – a rare and luxurious feature! Primary suite: features a double-sided fireplace, walk-in closets, soaker tub, and glass shower Third floor: a huge bonus room plus an additional bedroom and full bathroom – ideal for guests, teens, or a home office Basement (Legal suite): 2 large bedrooms, a full bathroom, second kitchen, and a spacious great room Oversized double attached garage for extra parking and storage



East-facing backyard with a large deck and BBQ gas line – perfect for morning sunshine and family BBQs New roof shingles siding gutters and garage door (2025) for peace of mind Close to playgrounds, shopping centers, schools, and bus stops – a perfect blend of comfort and convenience. Built-in sound system with speakers on all floors – perfect for light music or daily Ardas (prayers). Equipped with a central vacuum system for added convenience and easy cleaning. This home truly offers space, luxury, and flexibility for your growing family. Don’t miss out – book your private showing today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263897    |
| Price          | \$899,000   |
| Bedrooms       | 7           |
| Bathrooms      | 7.00        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 3,216       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 151 Skyview Point Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0K4                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance        |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Suite                                                                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Playground                         |
| Lot Description   | Landscaped, Rectangular Lot        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete, Wood              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-G                |
| HOA Fees       | 150                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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