

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

MLS® #A2264366

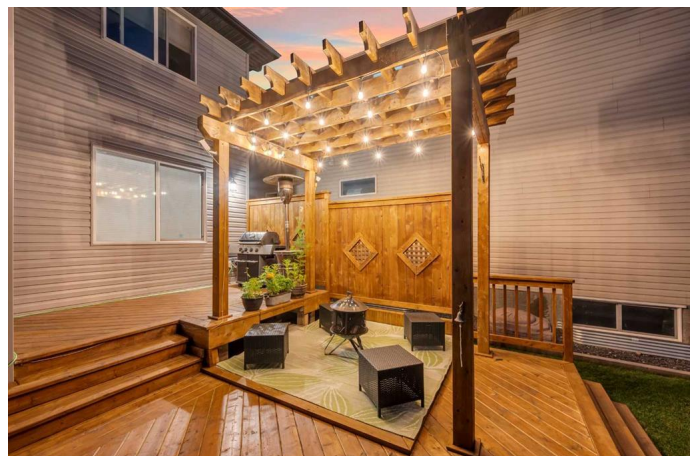
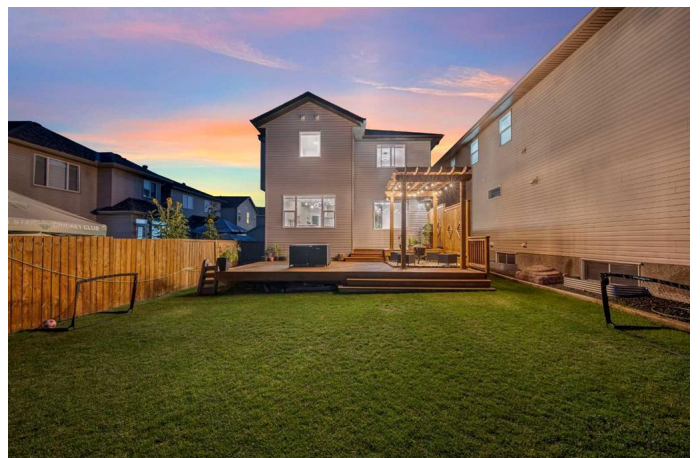
\$759,900

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, Walk-In Closet(s), Smart Home
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	Gas, Living Room, Stone, Decorative, See Remarks
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, Stone, Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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