

272 Skyview Shores Manor NE
Calgary, Alberta**MLS # A2259486****\$769,000**

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,471 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Lawn, Private, Rectangular Lot		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Ceramic Tile, Hardwood**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Wood Frame**Foundation:** Poured Concrete**Features:** Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** NA

Welcome to this beautifully maintained home in the sought-after community of Skyview Ranch in NE Calgary! Offering over 3,000 sq ft of total living space, this spacious two-storey home features 4 bedrooms upstairs, including a luxurious primary suite with a 5-piece ensuite, a 4-piece main bathroom, convenient upper-floor laundry, and a bonus area perfect for family relaxation. The main floor boasts two generous living areas, a gourmet kitchen with granite countertops, stainless steel appliances, a large pantry, and an open-concept layout ideal for entertaining. The illegal basement suite—currently rented—includes a separate entrance, its own kitchen, laundry, two bedrooms, and a comfortable living area, making it a great mortgage helper! Enjoy outdoor living with a green backyard, deck, and paved side yard for added functionality. A double attached garage and spacious driveway offer ample parking. This well-kept, move-in-ready home is clean, bright, and priced to sell quickly. Don't miss this fantastic opportunity!