

**151 Skyview Point Road NE
Calgary, Alberta**

MLS # A2263897



\$899,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,216 sq.ft.	Age:	2013 (12 yrs old)
Beds:	7	Baths:	6 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

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!