

# \$599,900 - 35 Skyview Point Road Ne, Calgary

MLS® #A2207321

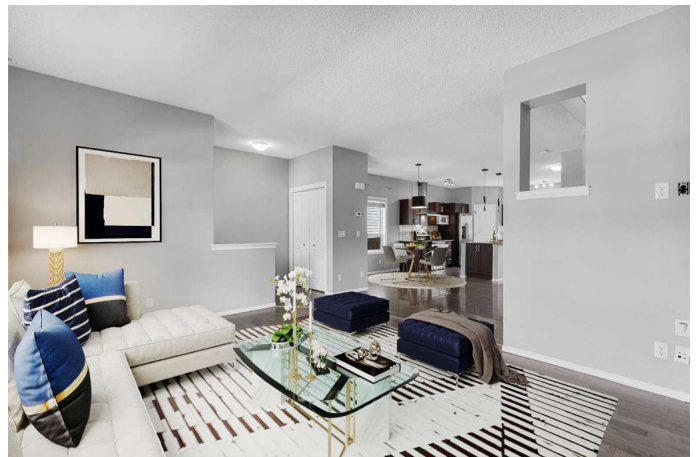
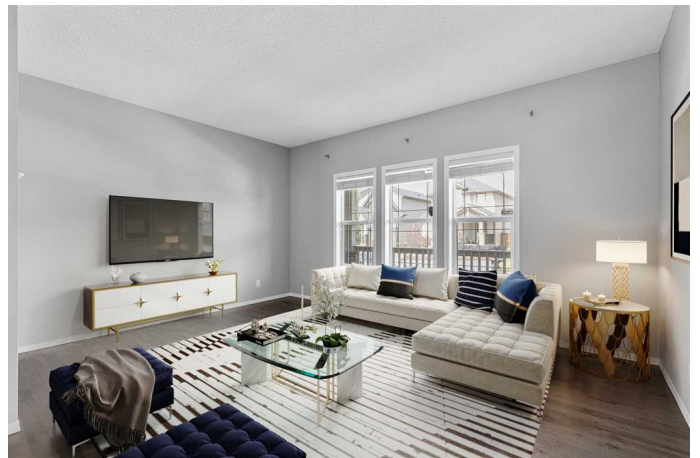
**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,622 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

This bright and inviting detached home offers the perfect blend of space, comfort, and flexibility, with five bedrooms, 3.5 bathrooms, and a illegally suited fully finished basement. With modern finishes throughout and undeniable curb appeal thanks to a welcoming front porch, this move-in-ready property is ideal for both families and investors. Step inside to discover a warm and functional main floor, where the open layout makes everyday living and entertaining effortless. The front entrance opens into a spacious living area, seamlessly connected to the kitchen and dining nook. The kitchen is equipped with stainless steel appliances, island seating, and ample cabinetry, making it both stylish and practical. Upstairs, the primary suite provides a peaceful retreat with a 4-piece en-suite and a walk-in closet. Two additional good-sized bedrooms and a 4-piece bathroom, along with a convenient laundry room, complete the upper level. The fully developed basement is illegally suited and has a separate entrance, adding valuable flexibility. This level also features two bedrooms, a full bathroom, a kitchen area, a separate laundry room, and a generously sized recreation room, providing ample space for extended family or potential rental income. Outside, enjoy the south-facing backyard with a patio area—perfect for summer evenings. The double detached garage provides secure parking and storage, accessible via the back alley. Located in Calgary's growing Skyview Ranch



community, this home is close to parks, playgrounds, and walking paths, with easy access to shopping, restaurants, and major roads like Stoney Trail and Deerfoot. Schools and public transit are nearby, making this a convenient and connected place to call home. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Built in 2012

**Essential Information**

MLS® #	A2207321
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,622
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	35 Skyview Point Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1B6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Alley Access

# of Garages            2

### **Interior**

Interior Features    Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Granite Counters, Soaking Tub

Appliances            Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Dryer, Washer

Heating                Forced Air

Cooling                None

Has Basement        Yes

Basement             Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features    None

Lot Description       Back Lane

Roof                    Asphalt Shingle

Construction        Vinyl Siding

Foundation           Poured Concrete

### **Additional Information**

Date Listed            June 25th, 2025

Days on Market       5

Zoning                 R-G

### **Listing Details**

Listing Office         Real Broker

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