

# \$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, Smart Home, Walk-In Closet(s) |
| 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        | Decorative, Gas, Living Room, See Remarks, Stone                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full                                                                                                                                                                                                |

### 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, Other, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 10                 |
| Zoning         | R-G                |
| HOA Fees       | 84                 |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.