

125 Skyview Shores Garden NE  
Calgary, Alberta

MLS # A2208486



**\$749,998**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,207 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**PRICED TO SELL.** Welcome to this beautifully updated and spacious family home in the heart of Skyview Ranch, featuring recently replaced roof shingles, siding, and brand-new carpet throughout! The main floor welcomes you with a flex room—ideal as a guest greeting area, home office, or quiet den. Continue into the open-concept layout with a generous living room, a separate dining area, and a modern kitchen equipped with granite countertops, 9’ ceilings, and large windows that flood the space with natural light. A half bath and mudroom complete the main level. Upstairs features a rare 4-bedroom layout, including a spacious primary suite with a luxurious ensuite (soaker tub + double sinks), two more well-sized bedrooms, and an extra-large fourth bedroom. You’ll also find another full bathroom, an upstairs laundry room, and a flex loft area—perfect for a study nook, reading lounge, or game space. The fully finished (illegal) basement suite offers even more versatility. It includes a huge rec/family room that can easily be converted into a second basement bedroom, plus a large existing bedroom with a walk-in closet, a full kitchen, separate laundry and a 4-piece bathroom—ideal for extended family or guests. Enjoy the sunny, fully fenced backyard with a spacious deck, perfect for summer BBQs, kids, and pets. Don't miss this amazing opportunity—call now and make this incredible home yours.