

### 59 Skyview Shores Link NE Calgary, Alberta

MLS # A2248782



## \$829,000

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 2,445 sq.ft.                                                  | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 6                                                             | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Garden, Landscaped, Street Lighting               |               |                   |

|                    |                                                                                                                                              |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Humidity Control, Natural Gas                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Stucco                                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bidet, Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s) |                   |     |

**Inclusions:** Gas stove, fridge, dishwasher, microwave, fridge, electric stove, washer and dryer on main as well as in basement, fridge in garage, central vacuum in garage.

Welcome to a truly exceptional family home, hitting the market for the first time since it was built! Lovingly maintained by the original owner. This corner lot comes with stunning 2-storey stucco residence boasts a double care garage and sits on an extra-wide, fully fenced lot. The moment you walk through the front door, you're welcomed into a bright and open foyer with 9 foot ceilings that lead into a warm and functional main floor. Main floor and Basement has 9 foot ceiling with good size flex room can be used as a bedroom or office. Main floor also has full washroom for guests as well as for multi-generational living. With separate living room and formal dining area. Fire place in living room makes it cozy in winters. Expansive windows flood the space with natural light and frame stunning outdoor view. The kitchen is designed with ample cabinetry, granite countertops, a large island, large pantry, stainless steel appliances, with gas stove. New carpet installed on upper level and new window coverings. Additionally, a versatile bonus area with VAULTED CEILING awaits, offering endless possibilities for customization according to your lifestyle needs. Upstairs includes total of 4 BEDROOMS a luxurious primary suite with a spa-like 5-piece ensuite and walk-in closet and a 4-piece bathroom with dual sinks and granite countertops as well as laundry on 2nd level for enhancing daily functionality. The fully finished basement offers an illegal basement suite, large windows, 2 bedroom, 9 foot ceiling, separate entrance and separate laundry. Basement is currently rented. Outside, enjoy a fully landscaped backyard with a large deck, perfect for summer BBQs and outdoor gatherings. Hail damage repairs has been completed. With quick access to major routes like Stoney Trail and Metis Trail, commuting is convenient and efficient. This move-in-ready home

combines comfort, function, and style with long-term value and income potential.