

# \$721,000 - 116 Skyview Shores Manor Ne, Calgary

MLS® #A2221033

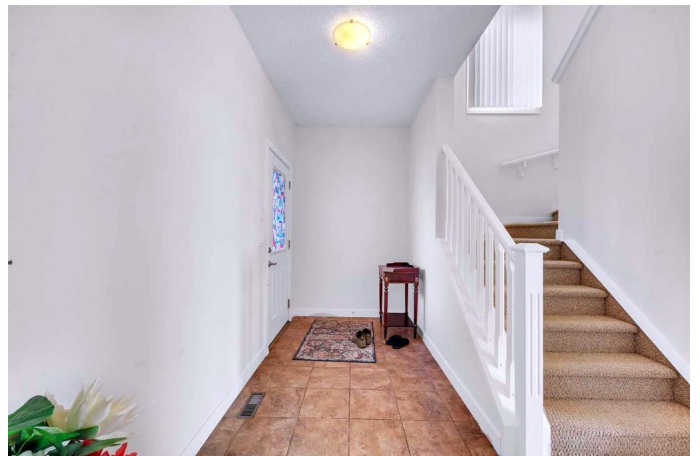
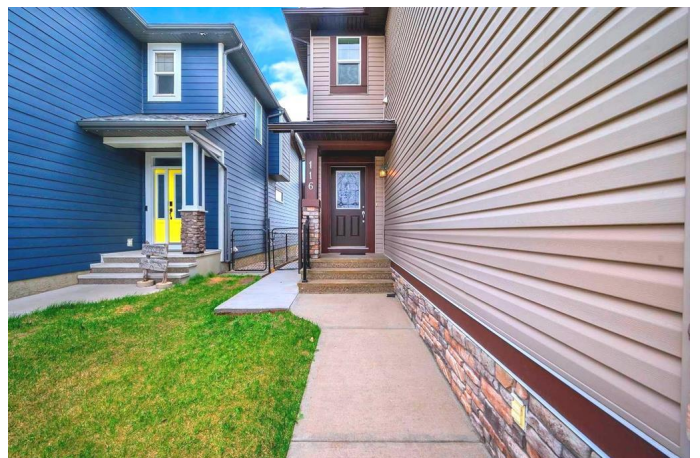
**\$721,000**

3 Bedroom, 4.00 Bathroom, 1,782 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

Stunning family home in the desirable community of Skyview Ranch, backing onto peaceful GREEN SPACE and a beautiful water POND! This impeccably maintained property offers the perfect blend of comfort and functionality. Step inside to a bright and inviting main floor featuring a cozy living area ideal for relaxing or entertaining, an open-concept kitchen, and a highly functional SPICE KITCHEN with a gas stove, dedicated sink, and separate range hood – perfect for passionate cooks. Enjoy meals in the charming dining area while taking in amazing views of the greenery. A convenient 2pc bath and direct access to the HEATED DOUBLE GARAGE complete the main level. This home also comes equipped with a CENTRAL A/C unit and WATER SOFTENER for added comfort. The fully fenced backyard features a spacious DECK and PATIO, perfect for outdoor gatherings and enjoying the serene surroundings. Upstairs, the spacious primary bedroom offers an amazing view of the green space behind, along with a 4pc ensuite. Two additional well-sized bedrooms, a full 4pc bath, and recreational area (can be used as additional bedroom) provide ample space for the whole family. The BASEMENT with SEPARATE ENTRANCE is ideal for extended family or rental potential, offering heated floors, a large recreation room, full kitchen, 3pc bathroom, and extra storage space. Located close to schools, shopping, public transit, the airport, and offering easy access to Stoney



Trail, this home truly has it all. Transit bus services 145, 128, and 136 are just steps away, making commuting a breeze. Schedule your showing today and seize the opportunity to make this incredible home yours!

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221033    |
| Price          | \$721,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,782       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 116 Skyview Shores Manor Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N0T9                      |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                        |
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Off Street |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Smoking Home, Separate Entrance, Track Lighting                                       |
| Appliances        | Dishwasher, Electric Range, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Electric Oven |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                     |

## Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 69              |
| Zoning         | R-G             |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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