

# \$574,500 - 17 Skyview Point Common Ne, Calgary

MLS® #A2251681

**\$574,500**

4 Bedroom, 3.00 Bathroom, 1,696 sqft  
Residential on 0.09 Acres

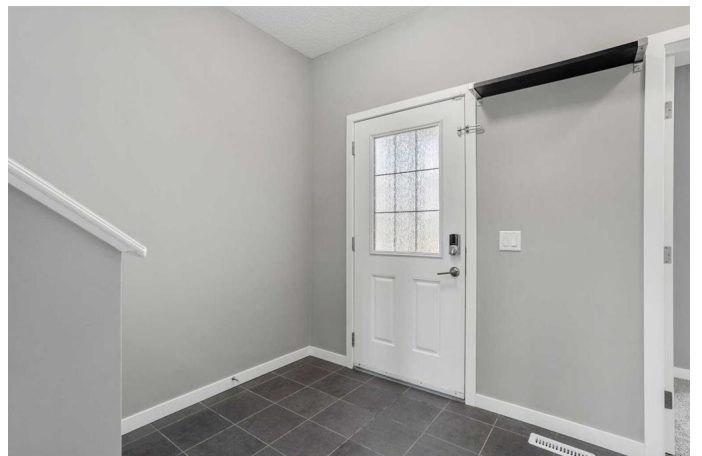
Skyview Ranch, Calgary, Alberta

Welcome to your new home in Skyview Ranch, one of Calgary's most vibrant and FAMILY-FRIENDLY COMMUNITIES! Everyday essentials are close than ever, with SCHOOLS, PARKS, SHOPPING, and TRANSIT are all within WALKING DISTANCE.

This DETACHED CALGARY HOME stands out with 4 BEDROOMS and 3 FULL BATHROOMS ABOVE GRADE, offering plenty of FLEXIBLE LIVING SPACE for growing families or those needing a dedicated HOME OFFICE or GUEST SUITE.

The MAIN FLOOR greets you with a BRIGHT OPEN-CONCEPT LAYOUT, HARDWOOD FLOORING, and a versatile MAIN FLOOR BEDROOM OR OFFICE paired with a FULL BATHROOM. The modern KITCHEN is the true centerpiece, featuring BRAND-NEW STAINLESS STEEL APPLIANCES, AMPLE CABINETRY, and an inviting flow that's perfect for entertaining. A dramatic OPEN-TO-BELOW STAIRCASE WITH MOTORIZED BLINDS adds both STYLE and COMFORT.

Upstairs, you'll find 3 SPACIOUS BEDROOMS and 2 FULL BATHROOMS, including a PRIVATE PRIMARY RETREAT with room to unwind. The UNFINISHED BASEMENT WITH BATHROOM ROUGH-IN is ready for your personal touch—whether that's a HOME GYM, RECREATION



SPACE, or EXTRA BEDROOMS.

Step outside to a refreshed BACKYARD WITH NEW WOOD DECK AND CONCRETE PAD, ideal for SUMMER BBQs, play, or relaxing evenings. The DOUBLE DETACHED GARAGE WITH 240V EV-READY OUTLET provides SECURE PARKING, STORAGE, and FUTURE-FORWARD CONVENIENCE.

Recent updates include NEW SHINGLES, SIDING, AND EAVESTROUGHS (2025), giving you PEACE OF MIND and LONG-TERM VALUE.

If you're searching for a MOVE-IN READY CALGARY HOME with MODERN UPDATES, a DOUBLE GARAGE, and quick access to SCHOOLS, SHOPPING, AND TRANSIT, this SKYVIEW RANCH PROPERTY is the perfect match.

Book your showing today and experience why so many families love calling SKYVIEW RANCH home!

Built in 2011

### Essential Information

MLS® #	A2251681
Price	\$574,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	17 Skyview Point Common Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0H1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 27th, 2025
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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