

# \$739,900 - 70 Skyview Ranch Crescent Ne, Calgary

MLS® #A2195065

**\$739,900**

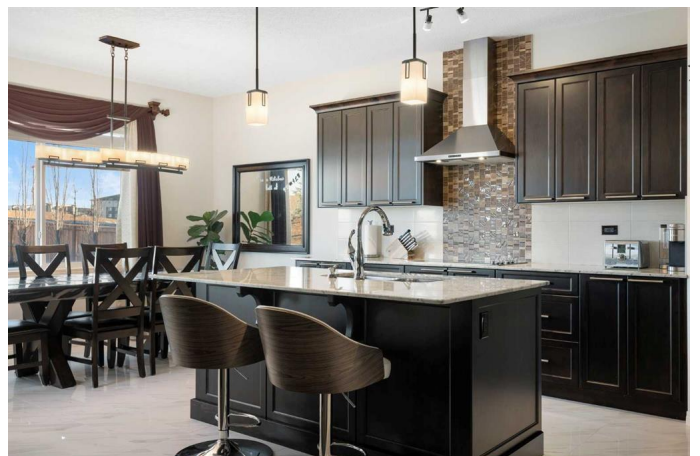
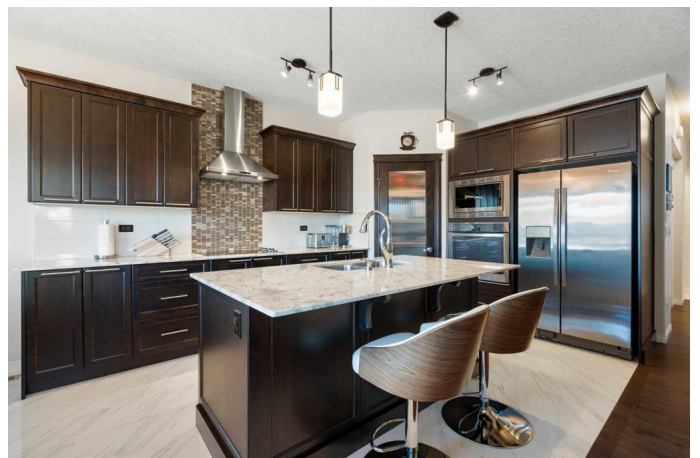
3 Bedroom, 3.00 Bathroom, 2,096 sqft  
Residential on 0.12 Acres

Skyview Ranch, Calgary, Alberta

\*\*\*\*\*OPEN HOUSE SATURDAY & SUNDAY FROM 1PM - 4PM (April 5th & 6th)\*\*\*\*\***SIDE ENTRY & BASEMENT SUITE OPPORTUNITY\*\*\*\*\***Welcome to 70 Skyview Ranch Crescent. This stunning, well maintained home sits on a quiet street that's backed directly onto a large greenspace, along with two schools (Prairie Sky School and Apostles of Jesus School). The pie shaped lot offers a large backyard, perfect for kids playing outside in your fully fenced in property while enjoying the outdoors. The main floor boasts an open concept floor plan with a chef style Kitchen, granite countertops, built-in stainless steel appliances and plenty of cabinetry! The home includes 3x large bedrooms, along with 2x full bathrooms and a half bath on the main floor. \*\*\*\*\* Basement is a blank canvas (could have an extra 2x bedrooms in basement & convert into a legal basement suite WITH KITCHEN). \*\*\*\*\* With quick access to Country Hills Blvd, you have full access to all the nearby amenities. This home is a must see and wont last long in this sought after community of Skyview. Book your appointment now to view this property before it's sold. A secondary suite would be subject to approval and permitting by the city/municipality.

Built in 2014

## Essential Information



MLS® #	A2195065
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,096
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	70 Skyview Ranch Crescent Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0E3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), See Remarks
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.