

443 Skyview Shores Manor NE  
Calgary, Alberta

MLS # A2244906



**\$768,900**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 2,089 sq.ft.                 | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Dog Run Fenced In |               |                   |

|                    |                                                                                          |                   |     |
|--------------------|------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                           | <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>   | Bar, Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** No

Step into this beautiful and spacious 5-bedroom, 3.5-bathroom home, perfectly designed for modern family living in the heart of Skyview Ranch — one of Northeast Calgary's newest and most sought-after communities. With a fully developed basement, this thoughtfully designed and impeccably maintained home offers the perfect blend of comfort, functionality, and style — truly a property you don't want to miss. As you enter, you're welcomed by a spacious foyer, providing a convenient space to store shoes, coats, and winter gear. From there, the main level opens into a seamless flow between the dining area, living room, and kitchen, creating a warm and inviting space ideal for both everyday living and entertaining. The kitchen is a standout, featuring a large island perfect for meal prep or hosting, sleek granite countertops, stainless steel appliances, ample cabinetry, and a well-positioned flex room for additional storage or pantry use. Just off the kitchen, step into a private backyard — the perfect place for summer BBQs or relaxing evenings under the stars. Upstairs, a bright and spacious bonus room offers the ideal space for family movie nights, a home office, or a kids' play area. This level also includes three generously sized bedrooms, a centrally located 4-piece bathroom, and a walk-in laundry room for added convenience. The primary suite is your personal retreat, featuring a luxurious 5-piece ensuite with a glass shower, soaker tub, double vanity with granite counters, and a spacious walk-in closet with room for two. The fully developed basement adds even more living space, whether you're envisioning a home gym, media room, or additional family lounge. With two more bedrooms, a full 3-piece bathroom, and abundant storage, this level is both practical and versatile. Located in Skyview Ranch, a family-friendly community

full of amenities, this home is close to numerous day homes, daycares, preschools, and two new K-9 schools. Enjoy easy access to major routes like Metis Trail, Country Hills Blvd., and Stoney Trail, and just a 10&ndash;15 minute drive to the Airport, CrossIron Mills Mall, and Costco. Come see for yourself how beautiful this home is &mdash; and why Skyview Ranch is such a desirable place to live. This home has everything your family needs and more. Don&rsquo;t miss your chance &mdash; book your private showing today!