

# \$589,900 - 96 Skyview Parade Ne, Calgary

MLS® #A2224212

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

Park location with views! Outstanding Air-Conditioned Two Storey Family Home with over 2317 sq ft. This functional floor plan has 9' ceilings, an open concept, making it easy for a family to entertain guests. The main floor features a spacious living room and adjoining dining area. The kitchen has stainless steel appliances, white subway tile backsplash, kitchen window sink, extended & upgraded cabinets/doors/trims, white quartz countertops and island, upgraded LVP floors with wood pattern, home work/office nook, back mud room and two pc bathroom. Upstairs features three bedrooms and two bathrooms. A good-sized primary suite has three pc ensuite, and a walk-in closet. Bedroom 2 and bedroom 3 are also generously sized. Enjoy the convenience of 2nd-floor oversized laundry (washer/dryer incl). The basement is fully finished with a fourth bedroom, a wet bar, a full bathroom, a storage area, and a big recreation room. Other features include a high-efficiency furnace and hot water tank, a covered front entry porch, upgraded light fixtures, quartz on upstairs bathroom countertops, modern baseboards, doors + trims. **BONUS:** Double-car detached garage with a concrete walkway from the rear wood deck. Top Attractions only steps away: Skyview Station Shopping Centre provides a selection of retail, medical and restaurant offerings, including Pizza Hut, Mac's Convenience Store and an Esso gas station. Cakes with Attitude is a decadent source for delicious,



custom-designed cakes, from birthday designs to elegant wedding cakes. The new shopping areas in the Cornerstone community are on the doorstep, with quick access to Country Hill BLVD, Metis Trail, and Stoney Trail. Bonus: CrossIron Mills shopping centre and Costco are a 10-minute jaunt away. The 225,000-square-foot Genesis Centre of Community Wellness and LRT are nearby in Saddleridge. Fun Fact: Skyview Ranch is a quick 20-minute commute from Calgary's downtown core, and for those who love to fly, the airport is only seven minutes away. Call your friendly REALTOR(R) to book a viewing!

Built in 2020

### Essential Information

MLS® #	A2224212
Price	\$589,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	96 Skyview Parade Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0V4

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Side By Side, Secured
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	72
Zoning	M-G
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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