

# \$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

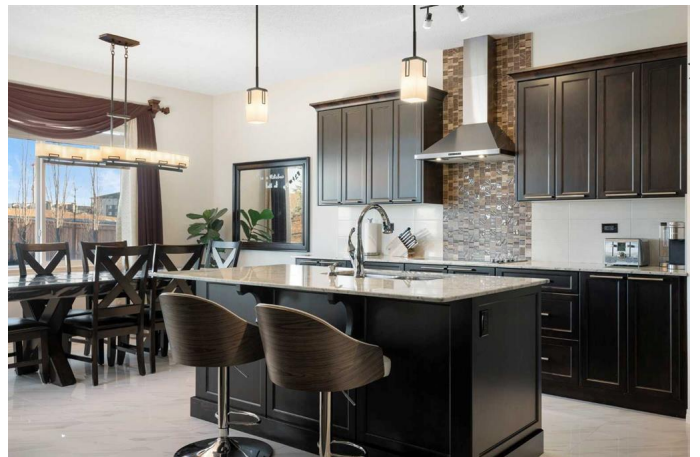
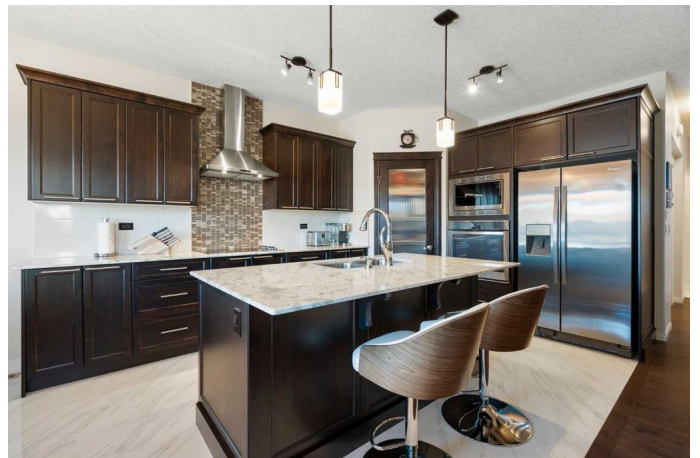
\*\*\* OPEN HOUSE on Sunday April 13th from 1PM - 5PM \*\*\*\*\*SIDE ENTRY & BASEMENT SUITE OPPORTUNITY\*\*\*\*\*Welcome to 70 Skyview Ranch Crescent. This stunning, well maintained home sits on a quiet street thatâ€™s backed directly onto a large greenspace, along with two schools (Prairie Sky School 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 itâ€™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, See Remarks, Storage, Walk-In Closet(s)
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
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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	40
Zoning	R-G
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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