

**74 Skyview Ranch Street NE  
Calgary, Alberta**

**MLS # A2240183**



# \$785,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,451 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, Off Street, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, 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>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Basement Appliances - Refrigerator, Stove, Washer, Dryer

Welcome to 74 Skyview Ranch Street NE – A Spacious & Versatile Family Home with a Suite and Unbeatable Location! Pride of ownership shines throughout this beautifully maintained 2,450.8 sq ft home, offering comfort, functionality, and space for the whole family. Ideally situated directly across from a sprawling school field, you'll enjoy unobstructed views, no homes in front, and abundant parking with a double attached garage, oversized driveway, and ample street parking. Step inside to an inviting open-concept main floor that features a spacious living room with a cozy gas fireplace, a dedicated dining area, and a modern kitchen outfitted with granite countertops, a large central island, corner pantry, and stainless-steel appliances. The main level also includes a front office or flex space—ideal for working from home—a 2-piece bath, and a functional mudroom with direct access to the garage. Upstairs, the home continues to impress with four generous bedrooms, including a spacious primary suite complete with a luxurious 5-piece ensuite and dual walk-in closets. A convenient upper-level laundry room and another full bathroom add practicality to daily living. The standout feature on this floor is the expansive west-facing bonus room, filled with natural light—perfect as a media room, playroom, or easily convertible into a fifth upstairs bedroom if desired. The fully developed illegal basement suite with a private side entrance and laundry is an added feature of this home. It includes one bedroom, a large flex room (perfect as a second bedroom, gym, or home office), a full 4-piece bathroom, spacious living room, and a well-designed kitchen and dining area. This suite is currently rented offering excellent mortgage support or long-term investment value. Backing onto a walking path and just steps away from both Apostles of Jesus School

(Catholic) and Prairie Sky School (Public), this location offers unmatched convenience for families. With a total developed space of approximately 3,290 sq ft, this home checks all the boxes for flexible living, multigenerational needs, or rental potential. Don't miss the opportunity to own this thoughtfully designed and impeccably kept home in one of Calgary's most desirable northeast communities. Book your showing today and see why 74 Skyview Ranch Street NE stands out from the rest!