



# 109 Skyview Parade Calgary Alberta

\$565,000

NO CONDO FEES & and feels BRAND NEW!! Welcome to this stunning and spacious home located in the vibrant community of Skyview Ranch. With immediate possession available, this FULLY DEVELOPED HOME offers over 2230sqft of total living space. 1,561.78 sqft. above ground with an additional 674.60 sqft. in the FINAISHED BASEMENT. The main floor boasts stylish vinyl plank flooring, 9 ft ceilings, and a bright OPEN FLOORPLAN. The beautiful kitchen features an incredible amount cabinetry, a central KITCHEN ISLAND, QUART COUNTERTOPS and flows perfectly into the dining space with built in feature shelving. The main floor is complete with a BUILT IN WORK/STUDY DESK in a quiet area with a lovely MUDROOM and a 1/2 bath. Upstairs, you'll find a generous primary bedroom complete with a 3 pc ENSUITE bath and a large WALK IN CLOSET, two additional bedrooms, a 4 pc main bathroom, and a very convenient UPSTAIRS LAUNDRY ROOM. The lower level is fully developed, featuring a fourth bedroom, a full 3-piece bathroom, a recreation room, and lots of storage. AIR CONDITIONING, FILTERED (Chlorine) WATER, WATER SOFTENER are a few of the UPGRADES included with this home. A fenced in, sunny SOUTH FACING BACKYARD that offers an ideal space for relaxation or outdoor activities. A standout feature of this property is the DOUBLE DETACHED GARAGE with access to the paved back alley. Situated in a prime location, this home is close to so many amenities, including shopping, parks, schools, and dining. It also provides quick access to major roadways like Stoney Trail and Deerfoot Trail, as well as the international airport and CrossIron Mills Mall. This stylish 2-storey home offers incredible value with no condo fees and a fantastic location in one of Calgary's most desirable communities. Don't miss the opportunity to make it your own! (id:6769)

Recreational, Games room 12.50 Ft x 11.75 Ft

Bedroom 15.08 Ft x 9.67 Ft

Storage 10.83 Ft x 3.83 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft

Furnace 10.67 Ft x 8.33 Ft

Kitchen 14.92 Ft x 14.42 Ft

Other 9.33 Ft x 3.17 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Primary Bedroom 14.92 Ft x 12.00 Ft

3pc Bathroom 9.00 Ft x 5.58 Ft

Bedroom 10.25 Ft x 8.08 Ft

Bedroom 10.25 Ft x 8.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**Mirror**

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Living room/Dining room 20.42 Ft x 12.00 Ft

Laundry room 6.75 Ft x 5.92 Ft

Foyer 5.92 Ft x 5.75 Ft

4pc Bathroom 9.17 Ft x 5.08 Ft

Office 5.92 Ft x 4.92 Ft