



# 351 Skyview Shores Manor Calgary Alberta

\$824,900

A well maintained and fully airconditioned 6-bedroom, 3.5-bathroom detached home with LEGALLY SUITED LOWER-LEVEL offers a total of over 3300 square feet of developed living space in the well-established community of Skyview Ranch. An open floor plan with large windows for plenty of natural light, a cozy family room with gas fireplace and natural hardwood flooring, a well-designed spacious living/lifestyle/study room, gorgeous kitchen featuring maple cabinets, a large center island accompanied by beautiful granite countertops, upgraded stainless steel appliances including a natural gas stove and an extended dining area. Sit and relax in the sun-soaked dining area or slip outside to enjoy the patio & beautiful private yard. The upper-level features a large bonus room/loft with vaulted ceilings, master bedroom with large walk-in closets and 5-piece ensuite, there are 3 additional bedrooms, a 5-piece bath with access for both bedrooms, laundry room and plenty of storage/cabinet space. The professionally finished lower-level with two-bedroom legal suite with a private/separate entrance. Huge recreational room with large windows, two large bedrooms, 4 pc bathroom, second laundry room and plenty of additional storage space. Fully fenced and well landscaped spacious backyard with a large deck. The home has undergone extensive upgrades; a few of which are new Hardie board siding, new roof shingles, electric car charger in the garage, custom railings, upgraded closet doors with matching hardware, CENTRALLY AIRCONDITIONED ON ALL 3 LEVELS. The potential rent from the basement is around \$1700.00 per month, the end of the existing tenancy is August 31st, 2024. Excellent location, close to public transit, schools, shopping, recreational facilities and easy access to major roadways. For more details, view additional pictures and virtual tour links. (id:6769)

Primary Bedroom 13.17 Ft x 15.25 Ft  
 Bonus Room 14.58 Ft x 15.92 Ft  
 Bedroom 9.75 Ft x 12.83 Ft  
 Bedroom 15.58 Ft x 9.67 Ft  
 Bedroom 11.50 Ft x 10.92 Ft  
 5pc Bathroom 11.42 Ft x 10.33 Ft

Living room 10.75 Ft x 13.67 Ft  
 Kitchen 12.58 Ft x 14.75 Ft  
 Dining room 12.58 Ft x 11.00 Ft  
 2pc Bathroom 4.92 Ft x 5.25 Ft  
 Foyer 6.67 Ft x 7.58 Ft  
 4pc Bathroom 8.92 Ft x 4.92 Ft

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

Listing Presented By:



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Mirror

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**5pc Bathroom** 10.67 Ft x 6.58 Ft

**Other** 11.50 Ft x 9.58 Ft

**Laundry room** 6.67 Ft x 6.00 Ft

**Family room** 12.42 Ft x 14.83 Ft

**Bedroom** 15.17 Ft x 10.67 Ft

**Bedroom** 11.92 Ft x 10.00 Ft

**Other** 25.08 Ft x 15.08 Ft