



## 46 Skyview Point Link Calgary Alberta

\$645,000

**\*\*\*Live Up, Rent Down\*\*\* A Showhome Quality Investment! This stunning property is more than just a home--it's a smart investment with a LEGAL basement suite that offers incredible rental potential. The moment you step inside, you'll be struck by the wow factor--this home truly shows like a showhome with its tasteful wall decor, brand-new kitchen cabinets, and a spacious walk-in pantry. Upstairs, the primary bedroom serves as a peaceful retreat, complete with a luxurious 4-piece ensuite and a generous walk-in closet. Two additional bedrooms and a 4-piece main bath provide comfort and style for the whole family. Outside, you'll find a newer roof, a brand-new composite deck perfect for outdoor entertaining, and a double detached garage for added convenience. The Basement Legal Suite is a game-changer, featuring two bedrooms, a full kitchen, a modern 3-piece bath with a glass shower and Bluetooth speaker exhaust fan, and its own private walk-up entrance. Large egress windows fill the space with natural light, making it bright and inviting. Situated in a prime location close to schools, daycares, plazas, and walking trails, this home is perfectly positioned for both comfort and convenience. Live up and rent down--this property is a rare find that offers both luxury living and smart financial returns. Don't miss out on this exceptional opportunity! (id:6769)**

Laundry room 3.08 Ft x 4.58 Ft

Other 5.08 Ft x 5.67 Ft

Living room 12.75 Ft x 19.33 Ft

Dining room 6.33 Ft x 9.83 Ft

Kitchen 10.67 Ft x 12.92 Ft

Other 7.50 Ft x 19.25 Ft

Primary Bedroom 11.67 Ft x 13.17 Ft

Bedroom 9.58 Ft x 10.00 Ft

Bedroom 9.17 Ft x 11.08 Ft

4pc Bathroom 5.42 Ft x 7.83 Ft

4pc Bathroom 5.42 Ft x 8.25 Ft

Bedroom 8.00 Ft x 12.67 Ft

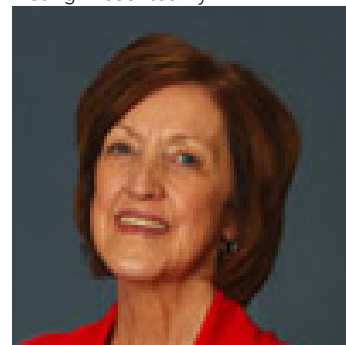
Bedroom 10.25 Ft x 10.33 Ft

Kitchen 8.83 Ft x 12.00 Ft

Family room 10.00 Ft x 10.50 Ft

3pc Bathroom 3.92 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
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REALTY

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