



## 49 Skyview Point Common Calgary Alberta

\$579,900

\*\*\*OPEN HOUSE SATURDAY AUG 23rd 11-1pm\*\*\* Bright & Updated Detached Home on a Quiet Street in Skyview Ranch. This well-maintained 3-bedroom, 2.5-bath detached home is conveniently located on a low-traffic street in family-friendly Skyview Ranch, just a short walk or 2 min drive to Prairie Sky School & Jesus of Apostles School (both K-9) and easy access to both Deerfoot & Stoney Trails. Offering just under 1,400 sq ft of functional living space, this freshly painted home features a sunny south-facing backyard and a large 20' x 22' double detached garage. The main floor offers a bright, open-concept layout with large windows, a spacious living area, and a kitchen with a practical peninsula and ample storage. Upstairs includes three bedrooms, including a generous primary with walk-in closet and private ensuite. Recent upgrades include new shingles, eaves and siding will be done in 2 weeks, adding long-term value and peace of mind. The unfinished basement provides excellent potential for future development--whether for additional living space, a recreation area, or extended family use. Conveniently located close to schools, parks, playgrounds, walking paths, shopping, transit, and with easy access to Stoney Trail and Calgary International Airport. (id:6769)

4pc Bathroom 9.17 Ft x 4.92 Ft

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Bedroom 9.25 Ft x 11.08 Ft

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Primary Bedroom 13.33 Ft x 13.08 Ft

Laundry room 9.67 Ft x 7.42 Ft

Recreational, Games room 14.42 Ft x 28.42 Ft

Storage 5.00 Ft x 9.75 Ft

Furnace 8.25 Ft x 7.42 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Dining room 13.50 Ft x 10.25 Ft

Kitchen 14.67 Ft x 12.08 Ft

Living room 13.75 Ft x 14.83 Ft

Listing Presented By:



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KIC Realty

<http://www.robwhitfield.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)