

# \$589,900 - 96 Skyview Parade Ne, Calgary

MLS® #A2224212

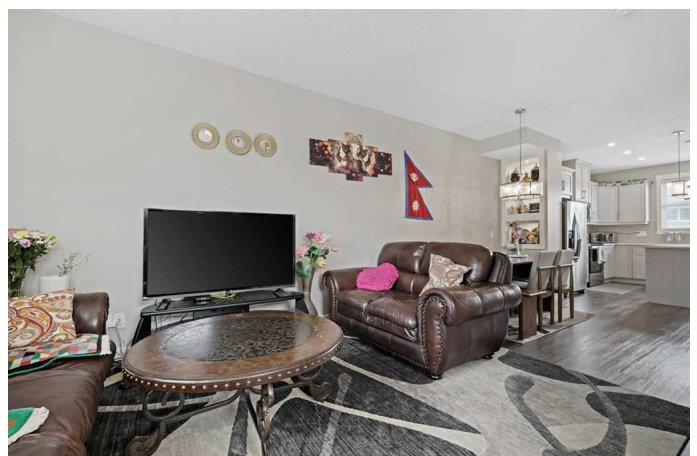
**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

Park location with views! Outstanding Air-Conditioned Two Storey Family Home with over 2317 sq ft. This functional floor plan has 9' ceilings, an open concept, making it easy for a family to entertain guests. The main floor features a spacious living room and adjoining dining area. The kitchen has stainless steel appliances, white subway tile backsplash, kitchen window sink, extended & upgraded cabinets/doors/trims, white quartz countertops and island, upgraded LVP floors with wood pattern, home work/office nook, back mud room and two pc bathroom. Upstairs features three bedrooms and two bathrooms. A good-sized primary suite has three pc ensuite, and a walk-in closet. Bedroom 2 and bedroom 3 are also generously sized. Enjoy the convenience of 2nd-floor oversized laundry (washer/dryer incl). The basement is fully finished with a fourth bedroom, a wet bar, a full bathroom, a storage area, and a big recreation room. Other features include a high-efficiency furnace and hot water tank, a covered front entry porch, upgraded light fixtures, quartz on upstairs bathroom countertops, modern baseboards, doors + trims. **BONUS:** Double-car detached garage with a concrete walkway from the rear wood deck. Top Attractions only steps away: Skyview Station Shopping Centre provides a selection of retail, medical and restaurant offerings, including Pizza Hut, Mac's Convenience Store and an Esso gas station. Cakes with Attitude is a decadent source for delicious,



custom-designed cakes, from birthday designs to elegant wedding cakes. The new shopping areas in the Cornerstone community are on the doorstep, with quick access to Country Hill BLVD, Metis Trail, and Stoney Trail. Bonus: CrossIron Mills shopping centre and Costco are a 10-minute jaunt away. The 225,000-square-foot Genesis Centre of Community Wellness and LRT are nearby in Saddleridge. Fun Fact: Skyview Ranch is a quick 20-minute commute from Calgary's downtown core, and for those who love to fly, the airport is only seven minutes away. Call your friendly REALTOR(R) to book a viewing!

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224212      |
| Price          | \$589,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,545         |
| Acres          | 0.07          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 96 Skyview Parade Ne |
| Subdivision | Skyview Ranch        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N 0V4              |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Other                                                            |
| Parking Spaces | 2                                                                |
| Parking        | Double Garage Detached, Garage Faces Rear, Secured, Side By Side |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Courtyard                                     |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame, Wood Siding, Cement Fiber Board   |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 11             |
| Zoning         | M-G            |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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