

# **\$579,900 - 172 Skyview Point Road Ne, Calgary**

MLS® #A2250413

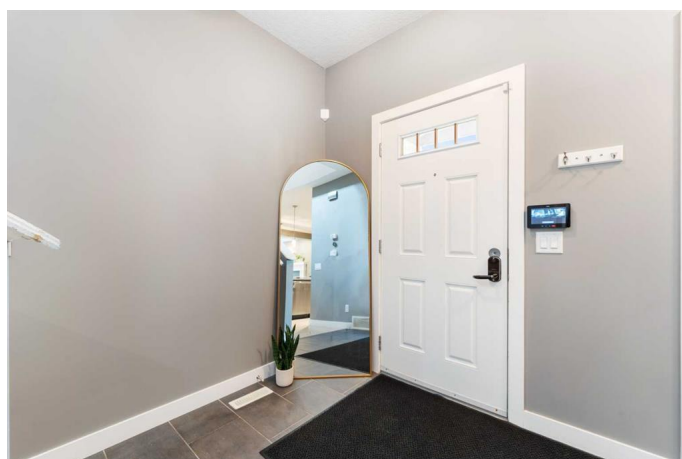
**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,691 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 172 SKYVIEW POINT ROAD NE, a beautifully maintained EAST-FACING 2-STOREY DETACHED HOME with a WEST BACKYARD in the vibrant community of SKYVIEW RANCH, offering 1,691 SQ FT of thoughtfully designed living space with 4 BEDROOMS, 2.5 BATHS, and a DOUBLE DETACHED GARAGE. The bright and open main floor features a spacious LIVING ROOM WITH GAS FIREPLACE, a modern KITCHEN WITH GRANITE COUNTERS, LARGE ISLAND, and BUILT-IN APPLIANCES, plus a DINING AREA and a versatile MAIN FLOOR BEDROOM/OFFICE. Upstairs, the PRIMARY SUITE includes a 4-PIECE ENSUITE, complemented by TWO ADDITIONAL BEDROOMS and another FULL BATH, while the FULL BASEMENT provides excellent potential for future development. The home is set on a FULLY FENCED LOT with a PRIVATE BACKYARD and REAR LANE ACCESS, making it perfect for families. Ideally located, this property is just minutes from SKYVIEW RANCH ELEMENTARY, APOSTLES OF JESUS SCHOOL, and NELSON MANDELA HIGH SCHOOL, as well as nearby PARKS, PLAYGROUNDS, and WALKING/BIKING PATHS. SHOPPING, DINING, and daily conveniences are close at hand with SKY POINTE LANDING, COUNTRY HILLS TOWN CENTRE, and CROSSIRON MILLS MALL all within a short drive. Commuters will appreciate quick access to major routes including STONEY TRAIL,



DEERFOOT TRAIL, and METIS TRAIL, and CALGARY INTERNATIONAL AIRPORT (YYC) is only about 10 minutes away. This MOVE-IN READY HOME combines COMFORT, CONVENIENCE, AND VALUE in one of Calgary's most desirable and family-friendly neighborhoods. 3D/Virtual Tour is also available for your convenience"CALL YOUR FAVOURITE REALTOR TODAY to book your private showing before it's gone!

Built in 2012

### Essential Information

MLS® #	A2250413
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,691
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	172 Skyview Point Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0K4

### Amenities

Amenities	Park, Playground
Parking Spaces	2

Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Rear Drive
# of Garages	2

## Interior

Interior Features	Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Crown Molding
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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