

396 Skyview Shores Manor NE
Calgary, Alberta

MLS # A2179246



\$780,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2013 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

REVENUE GENERATING - 6 Bedrooms and 3.5-Bathrooms Home, with Basement SUITE (illegal), double Attached Garage.. As you enter the Open Floorplan welcomes you to a Bright Living Room, massive Dining area and Kitchen with Centre Island with raised breakfast bar, Stainless Steel Appliances including Gas Stove, Cabinets up to Ceiling and Side Pantry. As you come through garage, walk through pantry makes storage of groceries convenient. A 2 piece bathroom and Closet for your coats complete the main floor. As you walk upstairs, the Master Bedroom with Walk-in Closet and 4 pc Ensuite with in Built Vanity, Soaker tub and Standing Shower, Toilet seat with separate door, makes you feel at home. The well sized Secondary bedrooms with Closets are great for kids or guest rooms. Laundry next to bedrooms on 2nd floor makes your laundry days easier. Basement Suite(illegal) with Separate Entrance is a great feature in the property to generate revenue. Basement has full 3 pc bathroom, 2 well sized bedrooms with closets and Living space with Full Kitchen. Large Deck that caters your summer parties and family events, makes those moments more memorable. Fully Fenced Backyard keeps your belongings, kids safe within the property boundary. A GREAT Property close to all AMENITIES and TRANSIT with amazing cashflow, a must see !