

# \$749,998 - 125 Skyview Shores Gardens Ne, Calgary

MLS® #A2208486

**\$749,998**

5 Bedroom, 4.00 Bathroom, 2,207 sqft  
Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

**PRICED TO SELL.** Welcome to this beautifully updated and spacious family home in the heart of Skyview Ranch, featuring recently replaced roof shingles, siding, and brand-new carpet throughout!

The main floor welcomes you with a flex room—ideal as a guest greeting area, home office, or quiet den. Continue into the open-concept layout with a generous living room, a separate dining area, and a modern kitchen equipped with granite countertops, 9â€™™ ceilings, and large windows that flood the space with natural light. A half bath and mudroom complete the main level.

Upstairs features a rare 4-bedroom layout, including a spacious primary suite with a luxurious ensuite (soaker tub + double sinks), two more well-sized bedrooms, and an extra-large fourth bedroom. You'll also find another full bathroom, an upstairs laundry room, and a flex loft area—perfect for a study nook, reading lounge, or game space.

The fully finished (illegal) basement suite offers even more versatility. It includes a huge rec/family room that can easily be converted into a second basement bedroom, plus a large existing bedroom with a walk-in closet, a full kitchen, separate laundry and a 4-piece bathroom—ideal for extended family or guests.



Enjoy the sunny, fully fenced backyard with a spacious deck, perfect for summer BBQs, kids, and pets.

Don't miss this amazing opportunityâ€”call now and make this incredible home yours.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208486    |
| Price          | \$749,998   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,207       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 125 Skyview Shores Gardens Ne |
| Subdivision | Skyview Ranch                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3N 0C9                       |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

**Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer       |
| Heating           | Fireplace(s), Forced Air                                                         |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas                                                                              |
| Has Basement      | Yes                                                                              |
| Basement          | Exterior Entry, Finished, Full, Suite                                            |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 29               |
| Zoning         | R-G              |
| HOA Fees       | 75               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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