

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

MLS® #A2250413

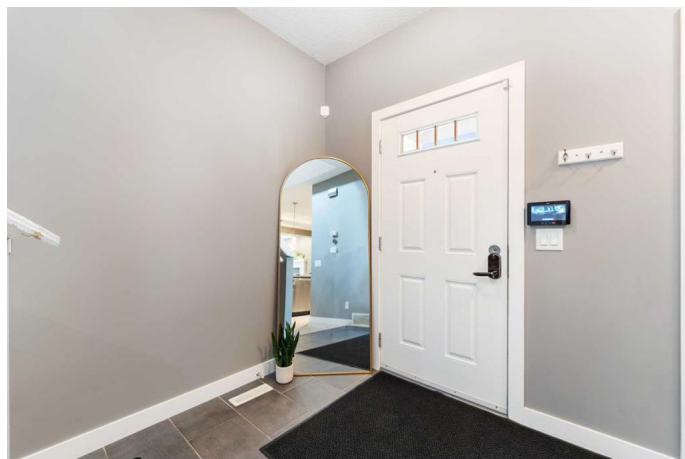
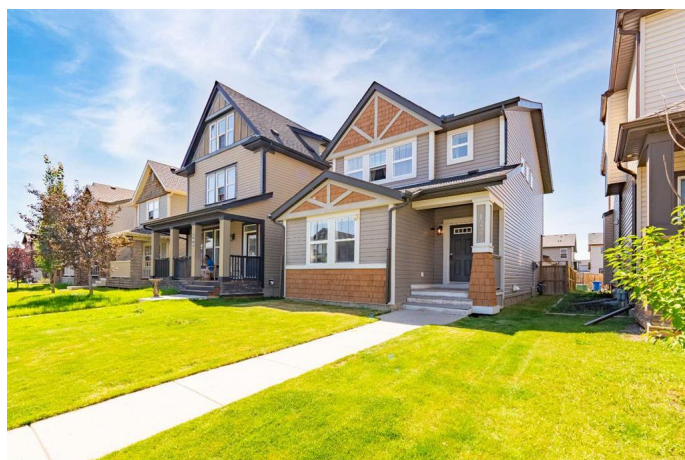
**\$579,900**

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, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan                             |
| 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 | 16                |
| Zoning         | R-G               |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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