

# \$799,000 - 60 Skyview Shores Rise Ne, Calgary

MLS® #A2221747

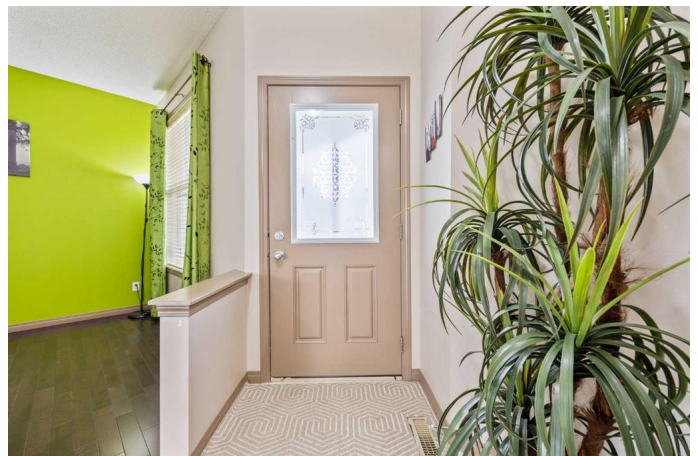
**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,224 sqft  
Residential on 0.10 Acres

Skyview Ranch, Calgary, Alberta

Price drop alert! new asking price is \$ 799,000  
Welcome to this fully developed, stunning east-facing home in the highly sought-after community of Skyview Ranch! With an east-facing orientation, you can wake up to the gentle morning sunlight that brightens your living space and enjoy energy efficiency throughout the day. Boasting over 3,064 square feet of developed living space, this property is designed to impress with its thoughtful layout, stylish finishes, and unbeatable location. This inviting 4-bedroom, 3.5-bath home is packed with features perfect for a growing family! The main and upper floors together offer over 2,224 square feet of spacious, open-concept living. A bright, modern kitchen features premium cabinetry, granite countertops, a large island, and stainless steel appliances, making it perfect for cooking and entertaining. The welcoming living room is filled with natural light thanks to large windows, creating a warm and inviting atmosphere. A versatile dining area is ideal for family dinners or special occasions, while the spacious primary bedroom offers a walk-in closet and a private ensuite for your comfort. Additional well-sized bedrooms and a convenient upper-level laundry room add to the home's functionality.

The professionally developed basement is fully finished with proper permits, providing peace of mind. This lower level includes a spacious recreation area with a fireplace, that can be



transformed into a home theater, gym, or playroom. An additional bedroom and a full bathroom make this space perfect for guests or family members.

Situated in the vibrant community of Skyview Ranch, this home is surrounded by parks, pathways, and playgrounds. It is just minutes away from CrossIron Mills Mall, Calgary International Airport, and major highways, making it exceptionally convenient. Schools, shopping, dining, and public transit are all within easy reach.

This home is a rare find, combining style, comfort, and convenience in one perfect package. Call this beautiful home your own and experience the comfort and lifestyle you deserve! Schedule your private showing today!  
MLS#2221747

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221747    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,224       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 60 Skyview Shores Rise Ne |
| Subdivision | Skyview Ranch             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3N0C8  |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Other                                                         |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached, Garage Door Opener, Concrete Driveway |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Open Floorplan, Pantry, Soaking Tub                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer |
| Heating           | Central, Exhaust Fan                                                                  |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 2                                                                                     |
| Fireplaces        | Basement, Decorative, Electric, Living Room, Mantle                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                            |
| Lot Description   | City Lot, Front Yard, Landscaped, Lawn, Level, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Concrete, Vinyl Siding                                                  |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 54             |
| Zoning         | R-G            |
| HOA Fees       | 86             |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Brilliant Realty |
|----------------|------------------|

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