117 Skyview Shores Gardens NE

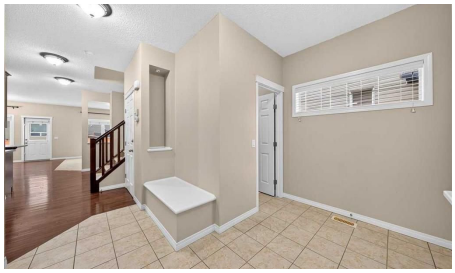
Calgary | Active | MLS® A2356033

$829,999









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2010**	**2,476.75 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

OVER 3,400 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE | 6 BEDROOMS | 2 MASTER BEDROOMS | LEGAL SECONDARY SUITE | 23 SOLAR PANELS!
Welcome to this exceptional home in the highly sought-after community of Skyview! Offering over 3,400 sq. ft. of developed living space, this impressive property combines spacious family living, thoughtful design, and excellent income potential. This was a spec home with premium upgrades. Step inside to a spacious foyer featuring a walk-in closet, along with a versatile flex room that can be used as a den, home office, or formal living room. The main floor offers a functional layout with a convenient pantry, stainless steel appliances, including a stylish chimney hood fan, and a large central island perfect for meal preparation and entertaining. The inviting family room features a cozy gas fireplace, creating the perfect space to relax and unwind. Enjoy the beauty of a south-facing backyard, allowing abundant natural sunlight to flow throughout the day. Step outside to the deck, ideal for summer gatherings and outdoor enjoyment. The fence is freshly painted, adding to the home's appeal. Upstairs, discover 4 spacious bedrooms, including TWO MASTER BEDROOMS, plus a bright and spacious bonus room. The primary master retreat features a walk-in closet and a luxurious 5-piece ensuite complete with dual sinks and a soaker tub. The second master bedroom offers its own 4-piece ensuite, making it ideal for extended family or guests. An additional full bathroom and convenient upper-floor laundry complete this level. The fully finished basement features a CITY-APPROVED LEGAL SECONDARY SUITE (Sticker number# 6542, 117R SKYVIEW SHORES GD NE,BP2019-12766,COMPLETION DATE NOV 3 2021) with 2 additional bedrooms, a spacious kitchen, separate laundry, Living room, storage and a separate rear entrance. Whether you're looking for additional space for extended family or an excellent opportunity for rental income, this suite offers incredible flexibility. Additional highlights include an oversized extended garage and 23 installed solar panels, offering added convenience and energy-saving potential. Ideally located close to schools, shopping, parks, and everyday amenities, this home offers the perfect combination of space, functionality, and location. A fantastic opportunity for growing families, multi-generational living, or investors!
Be sure to check out the virtual tour link for more information and a closer look at this beautiful property. Don't miss your opportunity to make this exceptional home yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356033
Bedrooms	6
Bathrooms	5
Year Built	2010
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,476.75 sq. ft.
Main Level Finished Area:	1,049.95 sq. ft.
Upper Level Finished Area:	1,426.8 sq. ft.
Below Grade Finished Area:	974.55 sq. ft.
Acreage:	No
Lot Area:	4,144 sq. ft.
Lot Frontage:	35'2½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2010 (Age: 16)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	0912707
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northeast
Community:	Skyview Ranch
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'10" × 8'11" ·
Main Floor	Family Room · 13'11" × 13'5" ·
Main Floor	Kitchen · 12'6" × 11'9" ·
Main Floor	Living Room · 12'11" × 11'9" ·
Main Floor	Walk-In Closet · 5' × 4'11" ·

Upper Level	Bedroom · 11'9" × 8'8" ·
Upper Level	Bedroom · 11'7" × 11'5" ·
Upper Level	Bedroom · 14'2" × 11' ·
Upper Level	Bedroom - Primary · 17'1" × 14'7" ·
Upper Level	Laundry · 6'3" × 5'3" ·
Upper Level	Bonus Room · 17'1" × 14'7" ·
Upper Level	Walk-In Closet · 8'10" × 5'6" ·
Basement	Bedroom · 13'6" × 9'9" ·
Basement	Bedroom · 12'8" × 11'4" ·
Basement	Kitchen With Eating Area · 15'6" × 11'4" ·
Basement	Family Room · 13'10" × 13'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1N
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-skyview-shores-gardens-ne-calgary-a2356033/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.