44 Skyview Point Terrace NE

Calgary | Active | MLS® A2346537

$780,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2011**	**2,262.17 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

Welcome to this spacious 2-storey home in the desirable community of Skyview Ranch. Situated on a generous pie lot, this home offers an abundance of indoor and outdoor space, making it an excellent fit for families, entertaining, and everyday living.

The main floor features a bright open-concept layout with a functional den area that can easily serve as a home office, study, or flex space. The kitchen, dining, and living areas flow together seamlessly, creating an inviting space for both daily life and entertaining.

Upstairs, you'll find four bedrooms, including a spacious primary retreat featuring a luxurious 5-piece ensuite with dual vanities, a separate shower, and a soaker tub. A large bonus room provides additional living space and offers the flexibility to create a family room, media space, or kids' retreat.

The basement adds even more versatility with a fifth bedroom, full bathroom, and recreation area. Rough-ins for a sink provide the opportunity to add a wet bar or kitchen setup, giving the space plenty of potential to suit your lifestyle.

Step outside and enjoy the spacious reverse-pie backyard, complete with a deck and pergola, the perfect setting for summer gatherings, outdoor dining, relaxing evenings, or giving the kids plenty of room to enjoy.

A front attached garage adds everyday convenience, while the home's location puts you close to schools, parks, restaurants, banks, shopping, and everyday amenities.

With 5 bedrooms, 3.5 bathrooms, multiple living areas, a large backyard, and a flexible basement, this Skyview Ranch home offers the space and versatility you've been looking for.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346537
Bedrooms	5
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,262.17 sq. ft.
Main Level Finished Area:	966.88 sq. ft.
Upper Level Finished Area:	1,295.28 sq. ft.
Below Grade Finished Area:	879.55 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,231 sq. ft.
Lot Frontage:	24'2"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2011 (Age: 15)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1111858
Heating:	Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$87.12
City Quadrant:	Northeast
Community:	Skyview Ranch
Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Pergola
Restrictions:	Restrictive Covenant
Main Floor	Foyer · 9'5" × 7'5" ·

Main Floor	Den · 13'8" × 9'1" ·
Main Floor	Living Room · 14'11" × 12'6" ·
Main Floor	Kitchen · 14'3" × 13'7" ·
Main Floor	Dining Room · 10'5" × 10'5" ·
2nd Floor	Bonus Room · 16'11" × 12'7" ·
2nd Floor	Bedroom - Primary · 15'1" × 13'1" ·
2nd Floor	Bedroom · 12'9" × 9'3" ·
2nd Floor	Bedroom · 13'2" × 9'2" ·
2nd Floor	Bedroom · 11'5" × 9'11" ·
2nd Floor	Laundry · 6'2" × 5'9" ·
Basement	Game Room · 29'3" × 21'7" ·
Basement	Bedroom · 15'3" × 13'1" ·
Basement	Furnace/Utility Room · 11'8" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Pergola
Lot Features:	Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-skyview-point-terrace-ne-calgary-a2346537/

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