

# \$749,900 - 396 Skyview Shores Manor Ne, Calgary

MLS® #A2249412

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,865 sqft  
Residential on 0.10 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this stunning 1,864 sq. ft. residence that perfectly balances modern elegance with everyday functionality. Ideally situated with effortless access to Stoney Trail, this home offers the convenience of being near schools, shopping centers, and all the amenities your family could desire. A beautifully landscaped backyard, complete with a spacious deck, sets the stage for sophisticated outdoor living and entertaining.

As you step inside, youâ€™re greeted by a bright and inviting main floor featuring a spacious open-concept layout. The gourmet kitchen is a true centerpiece, showcasing upgraded appliances, sleek cabinetry, and a thoughtfully designed flow into the dining and living areas. A cozy gas fireplace adds warmth and charm, while a well-sized mudroom enhances daily functionality. A conveniently located half bath completes the main level.

Upstairs, discover three well-appointed bedrooms and 2 full baths, including a luxurious primary retreat designed with comfort in mind. A versatile bonus room provides the perfect space for a home office, media lounge, or an additional bedroom to suit your lifestyle.

The fully developed basement offers even more value with a separate side entrance leading to an impressive 2-bedroom illegal suite. Featuring its own modern kitchen, living area, and full bath, this space is perfect for



extended family, guests, or potential rental income.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249412    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,865       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 396 Skyview Shores Manor Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0H4                     |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Other, Playground, Snow Removal |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |
| # of Garages   | 2                               |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Built-In Range, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer  |
| Heating           | Standard                                                           |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                    |
| Lot Description   | Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Stucco, Wood Frame                                    |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 21                |
| Zoning         | R-G               |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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