



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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49 Skyview Point Common NE  
Calgary, Alberta

MLS # A2239462



\$599,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

\*\*\*OPEN HOUSE SUNDAY JULY 27th 3-5pm\*\*\* Bright & Updated Detached Home on a Quiet Street in Skyview Ranch. This well-maintained 3-bedroom, 2.5-bath detached home is conveniently located on a low-traffic street in family-friendly Skyview Ranch, just a short walk or 2 min drive to Prairie Sky School & Jesus of Apostles School (both K-9) and easy access to both Deerfoot & Stoney Trails. Offering just under 1,400 sq ft of functional living space, this freshly painted home features a sunny south-facing backyard and a large 20' x 22' double detached garage. The main floor offers a bright, open-concept layout with large windows, a spacious living area, and a kitchen with a practical peninsula and ample storage. Upstairs includes three bedrooms, including a generous primary with walk-in closet and private ensuite. Recent upgrades include new shingles, eaves and siding will be done in 2 weeks, adding long-term value and peace of mind. The unfinished basement provides excellent potential for future development—whether for additional living space, a recreation area, or extended family use. Conveniently located close to schools, parks, playgrounds, walking paths, shopping, transit, and with easy access to Stoney Trail and Calgary International Airport.