

\$599,900 - 175 Skyview Ranch Road Ne, Calgary

MLS® #A2193547

\$599,900

4 Bedroom, 4.00 Bathroom, 1,180 sqft
Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

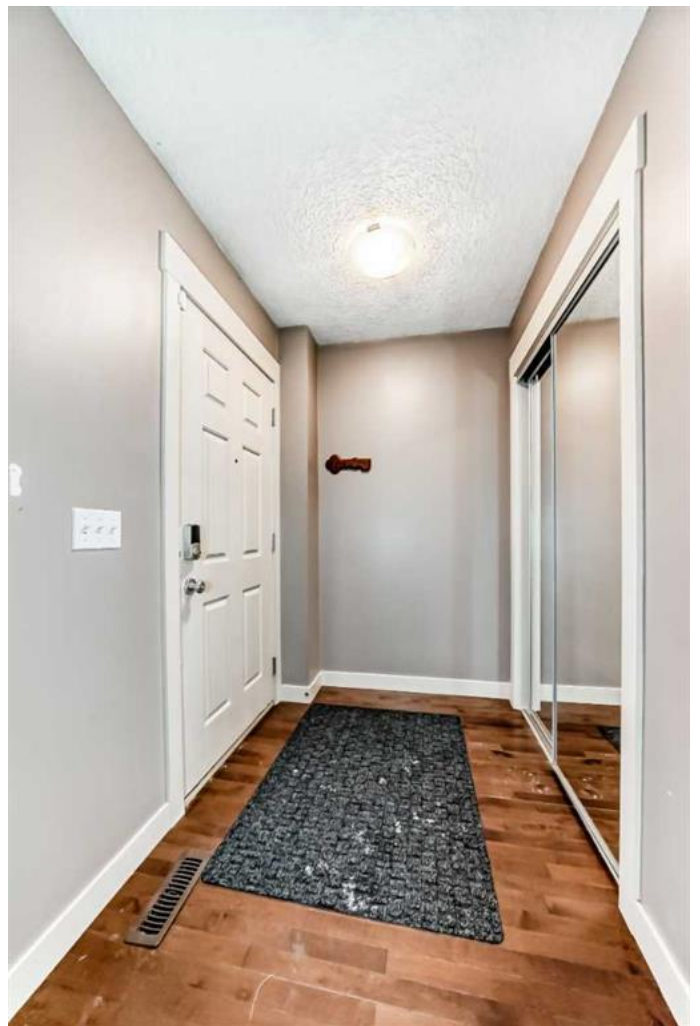
Welcome to this charming two-story, semi-detached home in Skyview Ranch! Ideally located near parks, convenience stores, and this home is also just minutes from Prairie Sky School (CBE K-9).

Step inside to rich, dark hardwood floors that enhance the warmth of the main level. The bright and spacious living room flows seamlessly into a stylish kitchen, featuring sleek stainless steel appliances, a custom glass mosaic tile backsplash, and a functional island with a breakfast bar—perfect for entertaining.

Upstairs, you'll find three well-sized bedrooms, including a primary suite with its own private three-piece ensuite. The fully developed LEGAL basement suite (built in 2022) offers an excellent mortgage helper or investment opportunity. This modern suite includes a spacious bedroom, a cozy living area, a fully equipped kitchen, and a four-piece bathroom.

The south-facing, fenced backyard provides plenty of space for kids to play, while the brand-new 20x22 double detached garage ensures secure parking and extra storage.

An attractive option for both homeowners that want to live up and rent down and investors that would rent both suites. Don't wait! Book your showing on this fantastic property



today! THESE RARE OPPORTUNITIES
DONT COME OUT OFTEN!

Built in 2009

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2193547 |
| Price | \$599,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,180 |
| Acres | 0.06 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 175 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3N 0A5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |

Cooling None
Has Basement Yes
Basement Full, Suite

Exterior

Exterior Features Private Yard
Lot Description Back Lane
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed February 13th, 2025
Days on Market 48
Zoning R-G
HOA Fees 79
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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