

# **\$514,900 - 357 Skyview Ranch Road Ne, Calgary**

MLS® #A2261855

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Your new comfortable modern home in the heart of Skyview Ranch welcomes you! Move-in ready and quick possession available. Perfect location with a 5-min walk to Prairie Sky School (K-9)! Easy access to major roads; only 5 minutes from Stoney Trail, Deerfoot Trail, and the Airport! And only a 15-minute drive downtown Calgary! This 2-storey semi-detached family home offers 3 spacious bedrooms, 2.5 bathrooms, over 1,400 square feet of living space, and a double detached garage with back lane access. This is THE perfect family home for you. Meticulously cared for by the original owner and in amazing condition (no pets and non-smoking), this home awaits its new owner. Before entering, the front porch greets you outside. New vinyl siding and roof, replaced in 2025, giving this exterior a fresh new look. Inside, the open design with 9-foot ceilings and rich hardwood flows seamlessly throughout the main level. Vibrant front living room - perfect for entertaining or family relaxation, and gorgeous kitchen finished with rich maple cabinets, upgraded S/S appliances, granite countertops, an island for convenient casual dining and adjoining dining area leading to the mudroom and south-facing yard and deck. There is a custom built-in desk so you don't have to sacrifice a bedroom for that functional home office space with this home's layout. Upstairs showcases a master suite with a walk-in closet and a 4-piece ensuite. You'll find two other spacious bedrooms and a 4-piece ensuite,



plus upstairs laundry with upgraded washer and dryer for added convenience. The large, unfinished basement with 2 big windows offers endless possibilities for future development. Fully fenced south-facing backyard is a private, open area good for small gatherings and barbecues with family and friends. This outstanding home offers a ton of upgrades and an unsurpassed location. A phenomenal, family-friendly community surrounded by big prairie sky pierced with city skyline and every amenity: shopping, schools, parks and a multitude of green spaces and pathways. A must see!

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261855               |
| Price          | \$514,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,400                  |
| Acres          | 0.06                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 357 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0K8                   |

**Amenities**

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

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 36                |
| Zoning         | R-G               |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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