

# \$575,000 - 35 Skyview Ranch Lane, Calgary

MLS® #A2200665

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,536 sqft  
Residential on 0.01 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE SAT 2-4pm OPEN HOUSE  
SUN 2-4pm

Welcome to the desirable community of Skyview Ranch! This beautiful home is ideally located close to schools, parks, transit, and shopping, offering convenience and comfort.

As you arrive, you'll notice the charming front porch—perfect for enjoying your morning coffee. Step inside to a spacious and welcoming entryway with ample room for shoes and a closet to keep your jackets organized.

The open-concept main floor is designed for both relaxation and entertaining. The inviting living room features a custom shelf, perfect for displaying family photos and décor. The kitchen boasts stainless steel appliances, granite countertops, and a large island—ideal for breakfast and chai. A walk-in pantry provides plenty of storage for all your dry goods.

Upstairs, retreat to the spacious primary bedroom with a private ensuite featuring granite countertops and a walk-in shower, plus a large walk-in closet. Two additional good-sized bedrooms and a full bathroom complete the upper level.

The unfinished basement is a blank canvas,



ready for your personal touch—whether you envision a home gym, additional living space, or a cozy entertainment area.

Outside, the backyard offers a large deck with a gas hookup—perfect for summer BBQs. The home features a brand-new roof, providing peace of mind for years to come. A double detached garage ensures your vehicles stay protected from the snow.

This home is a must-see! Book your showing today.

Built in 2012

### **Essential Information**

MLS® #	A2200665
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	0.01
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	35 Skyview Ranch Lane
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0L9

### **Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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