

# \$569,000 - 35 Skyview Ranch Lane, Calgary

MLS® #A2200665

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,536 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

**\*\*\*Open House Saturday\*\*\*Beautiful Home in Skyview Ranch | New Roof | Double Detached Garage | Unfinished Basement.**

Welcome to Skyview Ranch, a vibrant and family-friendly community offering the perfect blend of comfort and convenience. This well-maintained home is ideally located near schools, parks, shopping, and transit, making it an excellent choice for families and professionals alike.

Charming Curb Appeal & Welcoming Entry.

As you arrive, the inviting front porch sets the tone for this charming home—a perfect spot for morning coffee or unwinding in the evening. Step inside to a spacious foyer with ample room for shoes and a coat closet for added storage.

Bright & Open Main Floor.

The open-concept layout creates a warm and inviting atmosphere. The living room features a custom-built shelf, ideal for displaying family photos and décor, while large windows fill the space with natural light.

The kitchen is a standout with:

- Stainless steel appliances for a sleek, modern touch
  - Granite countertops, offering durability and style
  - A large island, perfect for casual meals or meal prep
  - A walk-in pantry, providing plenty of storage.
- The dining area easily accommodates a large table, making it perfect for family dinners and



entertaining.

Upper Level â€” A Private Retreat.

The second floor offers a spacious primary bedroom with a walk-in closet and a private ensuite, complete with granite countertops and a walk-in shower. Two additional good-sized bedrooms and a full bathroom complete this level, making it ideal for a growing family.

Unfinished Basement â€” Endless Potential.

The unfinished basement is a blank slate, ready for your personal touch. Whether you dream of a home theater, gym, or a extra bedroom, the possibilities are endless!

Outdoor Living â€” Perfect for Entertaining.

Step into the private backyard, featuring a large deck with a gas hookup, ideal for summer BBQs. The double detached garage provides secure parking and extra storage while keeping your vehicles protected from snow.

Recent Upgrades & Prime Location.

This home has been well-maintained with a brand-new roof, adding value and peace of mind. Located close to schools, parks, shopping, and major roadways, this home offers easy access to everything you need. This is a must-see home! Book your private showing today!

Built in 2012

## Essential Information

MLS® #	A2200665
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	0.06
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	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bathroom Rough-in
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	38

Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.