

\$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

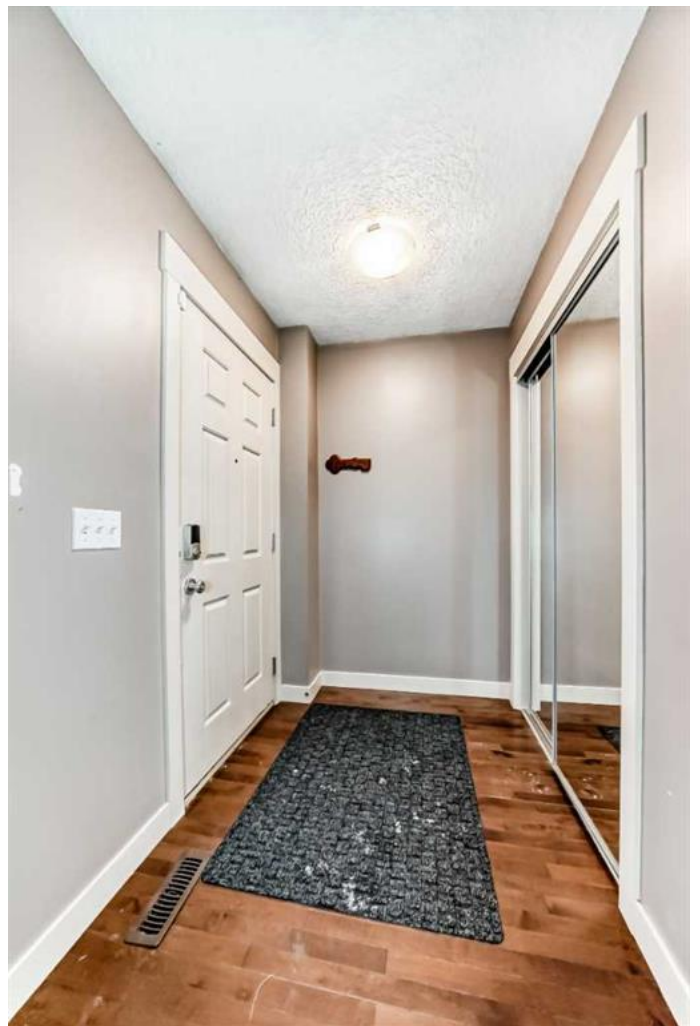
Welcome to this charming two-story, semi-detached home in Skyview Ranch! Ideally located near parks, convenience stores, and this home is also just minutes from Prairie Sky School (CBE K-9).

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	43
Zoning	R-G
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.