

# \$549,900 - 44 Skyview Ranch Lane Ne, Calgary

MLS® #A2227777

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

25 K Price reduction. Motivated Seller.

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom duplex, featuring a fully developed basement and double detached garage, perfectly designed for comfortable family living.

Step into the bright and spacious main floor, where you'll find a welcoming living room and a stylish kitchen complete with granite countertops, a central island, walk-in pantry, and stainless steel appliances. The generous dining area easily accommodates a large table ideal for family dinners and entertaining guests.

Upstairs, the primary bedroom serves as a peaceful retreat with a walk-in closet. Two additional well-sized bedrooms and a full bathroom to complete the upper level. The fully finished basement offers a cozy secondary living room and a large fourth bedroom, providing flexible space for guests, a home office, or recreation.

Enjoy the outdoors in the private backyard, while the double detached garage offers secure parking and additional storage—keeping your vehicles protected year-round.

Recent upgrades include:

- Brand new roof

- New siding on the front & right side of the house

- Fresh interior paint

This home boasts charming curb appeal and a welcoming front entry, with convenient access



to Deerfoot Trail, Stoney Trail, schools, parks, shopping, and transit. It's the perfect opportunity for families, professionals, or investors looking for a move-in-ready home in a great location.

Built in 2013

### Essential Information

MLS® #	A2227777
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,508
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	44 Skyview Ranch Lane Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0L9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 4th, 2025
Days on Market	46
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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