

# \$585,000 - 44 Skyview Ranch Lane Ne, Calgary

MLS® #A2216469

**\$585,000**

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

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® #	A2216469
Price	\$585,000
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
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	May 12th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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