

\$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

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 | Forced Air, Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Rain Gutters, BBQ gas line |
| 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 | 25 |

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

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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