

\$557,000 - 35 Skyview Ranch Lane, Calgary

MLS® #A2200665

\$557,000

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 – 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 – 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 – 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 | \$557,000 |
| 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 | Bathroom Rough-in, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| 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, Front Yard, Level, City Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 9th, 2025 |
| Days on Market | 51 |

| | |
|----------------|-----|
| 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.