

# **\$514,900 - 357 Skyview Ranch Road Ne, Calgary**

MLS® #A2261855

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Your new comfortable modern home in the heart of Skyview Ranch welcomes you! Move-in ready and quick possession available. Perfect location with a 5-min walk to Prairie Sky School (K-9)! Easy access to major roads; only 5 minutes from Stoney Trail, Deerfoot Trail, and the Airport! And only a 15-minute drive downtown Calgary! This 2-storey semi-detached family home offers 3 spacious bedrooms, 2.5 bathrooms, over 1,400 square feet of living space, and a double detached garage with back lane access. This is THE perfect family home for you. Meticulously cared for by the original owner and in amazing condition (no pets and non-smoking), this home awaits its new owner. Before entering, the front porch greets you outside. New vinyl siding and roof, replaced in 2025, giving this exterior a fresh new look. Inside, the open design with 9-foot ceilings and rich hardwood flows seamlessly throughout the main level. Vibrant front living room - perfect for entertaining or family relaxation, and gorgeous kitchen finished with rich maple cabinets, upgraded S/S appliances, granite countertops, an island for convenient casual dining and adjoining dining area leading to the mudroom and south-facing yard and deck. There is a custom built-in desk so you don't have to sacrifice a bedroom for that functional home office space with this home's layout. Upstairs showcases a master suite with a walk-in closet and a 4-piece ensuite. You'll find two other spacious bedrooms and a 4-piece ensuite,



plus upstairs laundry with upgraded washer and dryer for added convenience. The large, unfinished basement with 2 big windows offers endless possibilities for future development. Fully fenced south-facing backyard is a private, open area good for small gatherings and barbecues with family and friends. This outstanding home offers a ton of upgrades and an unsurpassed location. A phenomenal, family-friendly community surrounded by big prairie sky pierced with city skyline and every amenity: shopping, schools, parks and a multitude of green spaces and pathways. A must see!

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261855               |
| Price          | \$514,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,400                  |
| Acres          | 0.06                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 357 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0K8                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 43                |
| Zoning         | R-G               |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% 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.