

# \$569,800 - 44 Skyview Ranch Lane Ne, Calgary

MLS® #A2227777

**\$569,800**

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Open House Saturday 13th 11:00 am to 2:00

Pm. 5 K Price reduction. 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 youâ€™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

storageâ€”keeping your vehicles protected

year-round.

Recent upgrades include:

â€¢ Brand new roof

â€¢ New siding on the front & right side of the

house

â€¢ 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	\$569,800
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	June 4th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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