



GRASSROOTS
REALTY GROUP

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44 Skyview Ranch Lane NE
Calgary, Alberta

MLS # A2227777



\$549,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,508 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

25 K Price reduction. Motivated Seller. 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.