



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**306 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2243419



\$499,000

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,301 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Sitting on a prime corner lot in the heart of Skyview Ranch, this stylish 2 bedroom, 2.5 bathroom duplex offers the perfect blend of functionality and charm. With natural light pouring through the extra windows, the main floor boasts an airy open-concept layout featuring a bright living room, a chef-inspired kitchen with a central island, stainless steel appliances, and loads of cabinet space—all flowing into the spacious dining and great room. A thoughtfully designed mudroom at the back entry and a convenient half bath complete the main level. Upstairs, you’ll find two generously sized primary bedrooms, each with its own walk-in closet and spa-like ensuite, along with upstairs laundry for added ease. The unfinished basement offers room to grow, whether you’re planning a home gym, office, or guest suite. Outside, enjoy a sunny south-facing porch, a fully fenced backyard, and a double detached garage with back lane access. Located in one of Calgary’s fastest-growing communities, Skyview Ranch offers quick access to Stoney Trail, Country Hills Blvd, and the airport, along with nearby schools, parks, shopping, and public transit—making it an ideal spot for families, professionals, and investors alike.