



GRASSROOTS
REALTY GROUP

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56 Skyview Ranch Lane NE
Calgary, Alberta

MLS # A2247046



\$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:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Best Value in Skyview Ranch! This beautifully maintained and upgraded two-storey home offers over 2,260 sq ft of total living space on a spacious East-facing lot—perfect for families and savvy buyers alike. Thoughtfully designed with a functional open-concept layout, this home blends comfort, style, and practicality in one of Calgary’s most family-friendly communities. Step inside to a bright and welcoming living room, ideal for relaxing or entertaining, which flows effortlessly into the dining area and well-appointed chef’s kitchen. The kitchen features stainless steel appliances, including a gas stove, granite countertops, upgraded cabinets and doors, custom tiled back splash, a kitchen window over the sink, custom tile backsplash, and an oversized central island—making it the heart of the home. Durable luxury vinyl plank flooring runs throughout the main floor. A back mudroom and 2-piece powder room add everyday convenience. Upstairs, the spacious primary suite includes a full private ensuite and a generous walk-in closet. Two additional bedrooms are well-sized and share a full bath with granite counters. The second-floor laundry room (washer/dryer included) is oversized and ideally located for busy families. The finished basement is ready for family fun with a large recreation room, hobby area, fourth bedroom, and complete with a full bathroom. Additional highlights include a high-efficiency furnace, high-efficiency hot water tank, upgraded light fixtures, wide custom baseboards and trims, and a full front porch—perfect for enjoying warm evenings and morning coffee. The cherry on top? A double detached garage provides secure parking and extra storage space. This home is move-in ready and offers exceptional value with room to grow in a thriving neighborhood with schools, parks, shopping, and transit nearby. Don’t miss your chance

to own this exceptional home in Skyview Ranch—call your friendly REALTOR® today to book your private showing!