

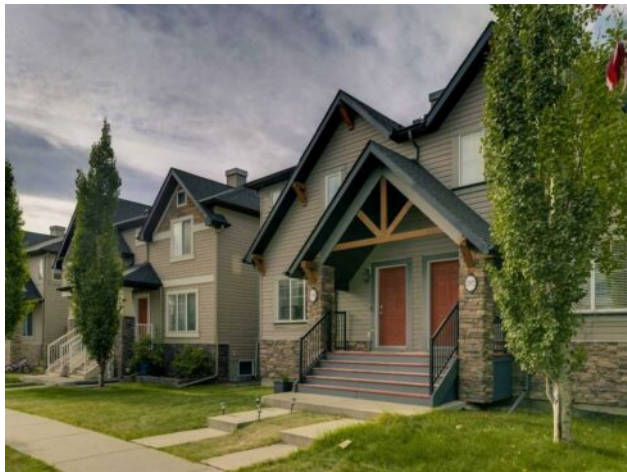


GRASSROOTS
REALTY GROUP

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301 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2260835



\$519,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Modern Comfort in Family-Friendly Skyview Ranch – No Condo Fees! Welcome to this bright and inviting semi-detached home in the heart of Skyview Ranch. With over 1,150 sq. ft. above grade, this residence combines thoughtful design with everyday convenience. The main floor features an open layout that flows seamlessly between the living, dining, and kitchen areas, creating the perfect space for both entertaining and day-to-day living. Large windows fill the home with natural light, highlighting the stylish finishes and adding to the home's welcoming feel. A convenient powder room and ample storage further enhance the functionality. Upstairs, you'll find three bedrooms, including a generous primary retreat with a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide space for family, guests, or a home office. Recent upgrades bring added peace of mind and a fresh, move-in ready feel, including a newer roof (2024), newer hot water tank (2024), and a fully repainted interior. Outdoors, the freshly painted deck (2025) creates the perfect backdrop for summer gatherings in your private, fenced backyard. A double detached garage offers secure parking and extra storage. Set on a quiet street, this home is just minutes from neighbourhood playgrounds, Prairie Sky School (K-9), Apostles of Jesus School, and green spaces like Skyview Ranch Park. Everyday essentials are nearby at Sky Pointe Market, with easy access to Métis Trail, Country Hills Boulevard, and Stoney Trail for quick commutes across the city. The Vivo Rec Centre and CrossIron Mills are also a short drive away, adding to the lifestyle appeal. This is a rare opportunity to own a well-kept, freshly updated home with no condo fees in a vibrant, family-oriented community.

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