



**185 SKYVIEW RANCH Drive NE**  
**Calgary, Alberta**

**MLS # A2278343**



**\$599,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** NONE

Spacious two-storey home offering 1,541.49 sq. ft. of functional living space. The main levels feature 3 bedrooms and 2.5 bathrooms with a practical layout designed for comfortable everyday living. Generous room sizes provide plenty of space for families, entertaining, or working from home. The illegal basement includes a one-bedroom, one-bathroom illegal suite, offering added flexibility for extended family, guests, or additional living space. A well-designed home with a versatile layout and plenty of room to suit a variety of lifestyles.