



**301 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2283681



\$469,900

Division:	Skyview Ranch	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,152 sq.ft.	Age: 2009 (17 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Detached	
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	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		
Inclusions:	N/A		

OPEN HOUSE: SATURDAY, FEB. 14, 12-2 PM | Freshly Updated with No Condo Fees in Family-Friendly Skyview Ranch! Welcome to this bright and beautifully maintained semi-detached home in the heart of Skyview Ranch, offering over 1,150 sq. ft. above grade and a layout designed for modern living. The main floor features an open-concept design that seamlessly connects the living, dining, and kitchen areas, making it ideal for both everyday life and entertaining. Large windows flood the space with natural light, enhancing the home's clean finishes and inviting atmosphere. A convenient powder room and thoughtful storage complete the main level. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat with its own private 3-piece ensuite. Two additional bedrooms and a full 4-piece bath provide flexibility for family, guests, or a dedicated home office. Significant recent updates add long-term value and peace of mind, including a newer roof (2024), hot water tank (2024), and a fully repainted interior. Step outside to enjoy the freshly painted deck (2025) and fully fenced backyard, perfect for summer barbecues or relaxing evenings. A double detached garage offers secure parking and additional storage. Situated on a quiet street, this home is just minutes from playgrounds, Prairie Sky School (K-9), Apostles of Jesus School, and Skyview Ranch Park. Shopping and amenities at Sky Pointe Market are close by, with convenient access to Matis Trail, Country Hills Boulevard, and Stoney Trail for an easy commute. The Vivo Rec Centre and CrossIron Mills are also a short drive away, adding to the lifestyle appeal. A move-in-ready home with no condo fees in a vibrant, family-oriented community, this is an exceptional opportunity in Skyview Ranch.