



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2283681**



**\$469,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

<b>Inclusions:</b>	N/A
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**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&ndash;9), Apostles of Jesus School, and Skyview Ranch Park. Shopping and amenities at Sky Pointe Market are close by, with convenient access to M&eacute;tis 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.

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