



**293 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2290119



\$309,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,531 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Thoughtfully designed across 1,530 sq ft, this move-in ready 3-storey townhouse delivers functional living in a prime, walkable Skyview Ranch location just steps from Prairie Sky School, transit and endless amenities. An oversized entry-level mudroom creates a practical drop zone for jackets, bags and seasonal storage while providing direct access to the insulated and drywalled Double Attached Garage, keeping vehicles protected year-round. Main living unfolds on the second level where 9’ ceilings and wide plank flooring enhance the sense of space and light. A welcoming living room invites relaxation with sliding doors to the balcony, supporting seamless indoor and outdoor living during warmer months. Nearby, a built-in office area offers a dedicated place to work from home, manage daily tasks or set up homework without sacrificing living space. Designed to anchor the open-concept layout, the kitchen features stainless steel appliances, full-height cabinetry for generous storage and a central island that encourages casual gathering and conversation. Designer lighting defines the adjacent dining area, creating an inviting setting for family meals and hosting friends. A privately tucked powder room adds convenience for guests. Upper-level living is thoughtfully arranged with a spacious primary retreat complete with its own 4-piece ensuite, offering privacy at the end of the day. A second bedroom is complemented by another full 4-piece bathroom, ideal for kids, guests or roommates. A flexible nook easily transitions into a reading corner, study area or play space as needs evolve. Convenient upper-level laundry eliminates the need to carry loads up and down stairs, simplifying everyday routines. Outdoor enjoyment extends beyond the balcony to a front-facing patio, providing an additional place to sit, barbecue or connect with neighbours. Set within Skyview

Ranch and framed by big prairie skies, this home enjoys quick access to Deerfoot Trail and Stoney Trail while remaining surrounded by parks, pathways, schools and a wide range of shopping and services, supporting an easy, connected lifestyle.