



**44 Skyview Ranch Lane NE  
Calgary, Alberta**

**MLS # A2292982**



**\$564,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Electric range, Hood fan, washer/Dryer and refrigerator for basement

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom duplex with a fully developed basement and double detached garage, thoughtfully designed for comfortable family living. The bright and spacious main floor features a welcoming living room and a stylish kitchen complete with granite countertops, a central island, walk-in pantry, and stainless steel appliances. The generous dining area easily accommodates a large table—perfect for family dinners and entertaining guests. Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and a private 4-piece ensuite bathroom. Two additional well-sized bedrooms and a full bathroom complete the upper level. The fully finished basement adds exceptional flexibility, featuring a large fourth bedroom, a separate kitchen, and a dedicated laundry area—ideal for extended family, guests, or additional living convenience. Enjoy the private backyard, while the double detached garage provides secure parking and extra storage to keep your vehicles protected year-round. With charming curb appeal and a welcoming front entry, this home offers convenient access to Deerfoot Trail, Stoney Trail, schools, parks, shopping, and transit. An excellent opportunity for families, professionals, or investors looking for a move-in-ready home in a fantastic location.