



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

MLS # A2295471



\$515,000

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,302 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Gazebo, Fire Pit

Welcome to this meticulously maintained fully developed semi-detached home offering 1302 sq ft above grade in the sought-after community of Skyview Ranch. The bright open-concept main floor is designed for both everyday living and entertaining, featuring durable wide-plank laminate flooring (2022), a stylish kitchen with stainless steel appliances (2021), quartz countertops, full-height cabinetry and a central island, along with a functional mudroom and 2-piece powder room. Step outside to a fully fenced, low-maintenance backyard with a large deck, perfect for summer evenings. Upstairs you’ll find 3 spacious bedrooms including a primary retreat with walk-in closet and private ensuite, plus a full bathroom and convenient upper-level laundry. The permitted fully finished basement (2024) adds valuable living space with a rec room, 2-piece bathroom and ample storage. Extensive recent upgrades include: hail-resistant shingles (2025), siding (2025), high-efficiency furnace (2025), central air conditioning (2025), smart thermostat system (2025), replacement of some windows with triple-pane Low-E windows (2022) and Hunter Douglas window coverings (2021–2022). Complete with a detached double garage and located in a family-friendly, walkable neighbourhood close to schools, parks, shopping, transit and major roadways with quick access to downtown Calgary and the airport, this turn-key home offers exceptional value and convenience.