



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

**MLS # A2295594**



**\$469,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,153 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, Interior Lot, Landscaped, Rectangular Lot, Street Light		

<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

**OPEN HOUSE SUNDAY 2-4** Welcome to this beautifully maintained former show home offering 3 spacious bedrooms, an oversized double detached garage, and NO CONDO FEES! This semi-detached property offers an exceptional opportunity for buyers seeking comfort, style, and convenience. From the moment you step inside, you’ll appreciate how pristine this home shows. The bright, open-concept main floor is designed for modern living, featuring stunning hardwood floors, NEW CARPETING, a stylish kitchen with granite countertops, classic stainless steel appliances, and plenty of cabinet space. The layout flows seamlessly into the dining and living areas, creating the perfect space for entertaining or relaxing at home. A convenient powder room and a thoughtfully designed mudroom with built-in storage add both function and practicality. This home is loaded with upgrades to enhance your comfort, including central air conditioning, a Nest smart thermostat, central vacuum system, new carpets, and is pre-wired for surround sound. These features provide you with both efficiency and a touch of luxury. Upstairs, you’ll find three generous bedrooms with cozy carpeting throughout. The primary suite provides a private retreat with its own 3-piece ensuite, while two additional bedrooms and a full bathroom make this an ideal layout for families or guests. The unfinished lower level offers excellent potential for future development giving you the flexibility to create a space that fits your needs. Currently it is complete with a bathroom rough-in, laundry area, and ample storage space. Step outside to enjoy a private, fully fenced yard with a lower patio space ideal for entertaining, along with plenty of room to garden and relax outdoors. The oversized double detached garage provides ample space for vehicles, storage, or even a workshop. Added peace of mind comes

with a newer roof featuring hail-resistant shingles. This property is situated in a welcoming, family friendly neighbourhood close to parks and green space and is truly the perfect balance of lifestyle, location, and value. Ideally located with quick access to Stoney Trail and Deerfoot Trail, you're just minutes from CrossIron Mills, the airport, and a wide range of everyday amenities, which makes both commuting and daily life effortless. Don't miss your chance to make it yours! Some photos have been digitally altered with virtual staging