



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

**MLS # A2304255**



**\$455,000**

<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		

**Inclusions:** N/A

Bright Interior | Double Detached Garage | No Condo Fees | Freshly Updated in Family-Friendly Skyview Ranch! Welcome to this bright and well-cared-for semi-detached home in the heart of Skyview Ranch, offering over 1,150 sq. ft. above grade and a layout that fits today's lifestyle. The main floor showcases an open-concept design connecting the living, dining, and kitchen areas, creating a functional space for both daily living and entertaining. Large windows bring in plenty of natural light, highlighting the home's clean finishes and comfortable feel. A convenient powder room and smart storage options complete the main level. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat with its own private 3-piece ensuite. Two additional bedrooms and a full 4-piece bath offer flexibility for family, guests, or a home office. Meaningful updates provide added value and peace of mind, including a newer roof (2024), hot water tank (2024), and a freshly repainted interior. Step outside to a newly refreshed deck (2025) and a fully fenced backyard, ideal for summer barbecues or quiet evenings. The 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-9), Apostles of Jesus School, and Skyview Ranch Park. Shopping and amenities at Sky Pointe Market are nearby, with quick access to Metis 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 overall convenience. A move-in-ready home with no condo fees in a growing, family-friendly community, this is a strong opportunity in Skyview Ranch.