

# \$569,000 - 35 Skyview Ranch Lane, Calgary

MLS® #A2200665

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,536 sqft  
Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Beautiful Home in Skyview Ranch | New Roof |  
Double Detached Garage | Unfinished  
Basement.

Welcome to Skyview Ranch, a vibrant and family-friendly community offering the perfect blend of comfort and convenience. This well-maintained home is ideally located near schools, parks, shopping, and transit, making it an excellent choice for families and professionals alike.

Charming Curb Appeal & Welcoming Entry.

As you arrive, the inviting front porch sets the tone for this charming home—a perfect spot for morning coffee or unwinding in the evening. Step inside to a spacious foyer with ample room for shoes and a coat closet for added storage.

Bright & Open Main Floor.

The open-concept layout creates a warm and inviting atmosphere. The living room features a custom-built shelf, ideal for displaying family photos and décor, while large windows fill the space with natural light.

The kitchen is a standout with:

- Stainless steel appliances for a sleek, modern touch
  - Granite countertops, offering durability and style
  - A large island, perfect for casual meals or meal prep
  - A walk-in pantry, providing plenty of storage.
- The dining area easily accommodates a large table, making it perfect for family dinners and



entertaining.

Upper Level â€“ A Private Retreat.

The second floor offers a spacious primary bedroom with a walk-in closet and a private ensuite, complete with granite countertops and a walk-in shower. Two additional good-sized bedrooms and a full bathroom complete this level, making it ideal for a growing family.

Unfinished Basement â€“ Endless Potential.

The unfinished basement is a blank slate, ready for your personal touch. Whether you dream of a home theater, gym, or a extra bedroom, the possibilities are endless!

Outdoor Living â€“ Perfect for Entertaining.

Step into the private backyard, featuring a large deck with a gas hookup, ideal for summer BBQs. The double detached garage provides secure parking and extra storage while keeping your vehicles protected from snow.

Recent Upgrades & Prime Location.

This home has been well-maintained with a brand-new roof, adding value and peace of mind. Located close to schools, parks, shopping, and major roadways, this home offers easy access to everything you need. This is a must-see home! Book your private showing today!

Built in 2012

### **Essential Information**

MLS® #	A2200665
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	0.06
Year Built	2012

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	35 Skyview Ranch Lane
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0L9

### **Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Rain Gutters, BBQ gas line
Lot Description	Back Yard, City Lot, Front Yard, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	24

Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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