# \$509,900 - 301 Skyview Ranch Drive Ne, Calgary

MLS® #A2260835

# \$509,900

3 Bedroom, 3.00 Bathroom, 1,152 sqft Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Modern Comfort in Family-Friendly Skyview Ranch â€" No Condo Fees!

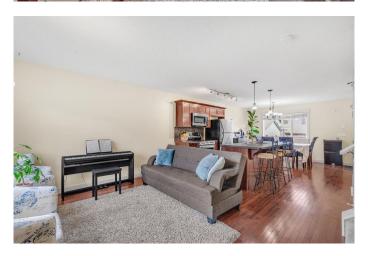
Welcome to this bright and inviting semi-detached home in the heart of Skyview Ranch. With over 1,150 sq. ft. above grade, this residence combines thoughtful design with everyday convenience. The main floor features an open layout that flows seamlessly between the living, dining, and kitchen areas, creating the perfect space for both entertaining and day-to-day living. Large windows fill the home with natural light, highlighting the stylish finishes and adding to the home's welcoming feel. A convenient powder room and ample storage further enhance the functionality.

Upstairs, you'II find three bedrooms, including a generous primary retreat with a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide space for family, guests, or a home office.

Recent upgrades bring added peace of mind and a fresh, move-in ready feel, including a newer roof (2024), newer hot water tank (2024), and a fully repainted interior. Outdoors, the freshly painted deck (2025) creates the perfect backdrop for summer gatherings in your private, fenced backyard. A double detached garage offers secure parking and extra storage.







Set on a quiet street, this home is just minutes from neighbourhood playgrounds, Prairie Sky School (K-9), Apostles of Jesus School, and green spaces like Skyview Ranch Park. Everyday essentials are nearby at Sky Pointe Market, with easy access to Métis Trail, Country Hills Boulevard, and Stoney Trail for quick commutes across the city. The Vivo Rec Centre and CrossIron Mills are also a short drive away, adding to the lifestyle appeal.

This is a rare opportunity to own a well-kept, freshly updated home with no condo fees in a vibrant, family-oriented community.

Built in 2009

## **Essential Information**

MLS® # A2260835 Price \$509,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,152 Acres 0.06 Year Built 2009

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 301 Skyview Ranch Drive Ne

Subdivision Skyview Ranch

City Calgary
County Calgary
Province Alberta
Postal Code T3N 0E1

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 27

Zoning R-2

HOA Fees 85

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Capital Realty

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