

# \$549,900 - 44 Skyview Ranch Lane Ne, Calgary

MLS® #A2227777

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

25 K Price reduction. Motivated Seller.

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom duplex, featuring a fully developed basement and double detached garage, perfectly designed for comfortable family living.

Step into the bright and spacious main floor, where you'll find a welcoming living room and a stylish kitchen complete with granite countertops, a central island, walk-in pantry, and stainless steel appliances. The generous dining area easily accommodates a large table ideal for family dinners and entertaining guests.

Upstairs, the primary bedroom serves as a peaceful retreat with a walk-in closet. Two additional well-sized bedrooms and a full bathroom to complete the upper level. The fully finished basement offers a cozy secondary living room and a large fourth bedroom, providing flexible space for guests, a home office, or recreation.

Enjoy the outdoors in the private backyard, while the double detached garage offers secure parking and additional storage—keeping your vehicles protected year-round.

Recent upgrades include:

- Brand new roof

- New siding on the front & right side of the house

- Fresh interior paint

This home boasts charming curb appeal and a welcoming front entry, with convenient access



to Deerfoot Trail, Stoney Trail, schools, parks, shopping, and transit. It's the perfect opportunity for families, professionals, or investors looking for a move-in-ready home in a great location.

Built in 2013

### Essential Information

MLS® #	A2227777
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,508
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	44 Skyview Ranch Lane Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0L9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
-------------------	---

Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	42
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.