

# \$567,900 - 44 Skyview Ranch Lane Ne, Calgary

MLS® #A2227777

**\$567,900**

4 Bedroom, 4.00 Bathroom, 1,508 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

7 K Price reduction. 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          | \$567,900              |
| 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 | 18             |
| Zoning         | R-G            |
| HOA Fees       | 84             |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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