

# \$574,900 - 534 Skyview Ranch Drive Ne, Calgary

MLS® #A2239803

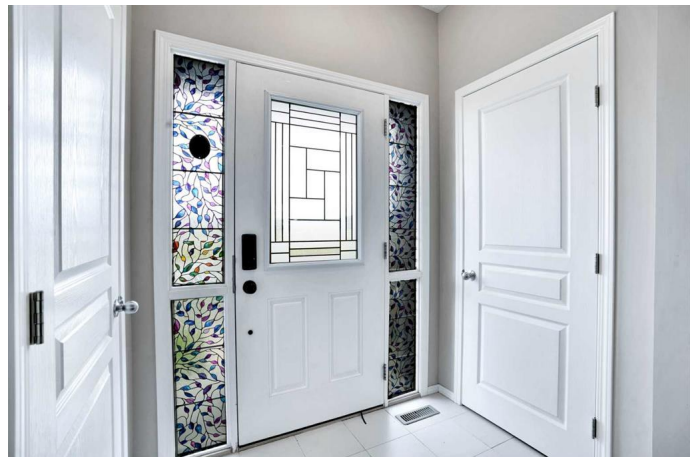
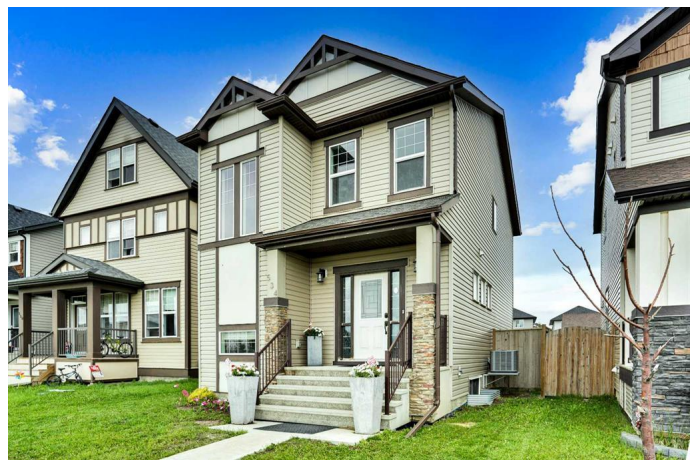
**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,545 sqft

Residential on 0.10 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this beautiful one owner, move-in ready single family home in the established community of Skyview Ranch. Walk in to a lovely open floor plan, bright with natural light from large windows and from stylish modern lighting on the nine-foot ceilings. Rich hardwood floors accentuate the main-floor living area, with durable and beautiful tile at both front and back entrances. The spacious kitchen includes tons of work and storage space, with a large island, breakfast bar, and ample cabinets, finished with lovely granite countertops and upscale stainless steel appliances. The large walk in pantry and built-in wine rack complete this handsome and practical kitchen. Living room features a gas-burning fireplace, topped by a solid wood mantle with wall mounted television and built-in ceiling speakers. Built-in lighted shelves in the living room highlight your treasures. To complete the main floor, a two-piece bath is located off the living room. Upstairs, the spacious master bedroom looks out over the backyard. It comprises ample space for a king-sized bed, and boasts a lovely ensuite with over-sized soaker tub and walk in closet. There are second and third bedrooms upstairs for the kids or home office. The upstairs also features a four piece main bath and convenient laundry facilities. The home has dual front-door closets and a huge back closet for storage of all your outdoor essentials. An added bonus is central air conditioning. The basement includes rough in



for a future bathroom and has unlimited potential for whatever type of additional space your family needs. This home features a large open back yard with poured garage pad saving you the cost while building your own double garage, gas barbecue hook-up on the deck, and side fencing. This home is located in family-friendly Skyview Ranch, near parks, schools, walking paths, transit and amenities, and with easy access to Stoney and Deerfoot Trail.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239803    |
| Price          | \$574,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,545       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 534 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 0H1                    |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |

|         |                                      |
|---------|--------------------------------------|
| Parking | Alley Access, On Street, Parking Pad |
|---------|--------------------------------------|

## Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bathroom Rough-in, Vinyl Windows, Soaking Tub, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer Stacked, Water Softener                                                             |
| Heating           | Central                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                                          |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 55              |
| Zoning         | R-G             |
| HOA Fees       | 86              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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