

# \$559,900 - 534 Skyview Ranch Drive Ne, Calgary

MLS® #A2239803

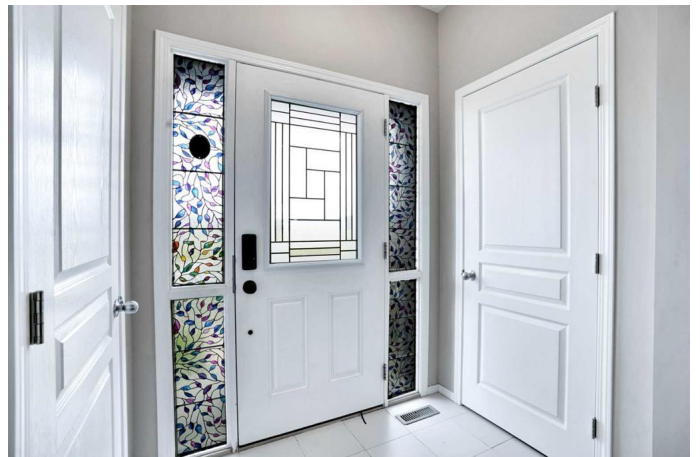
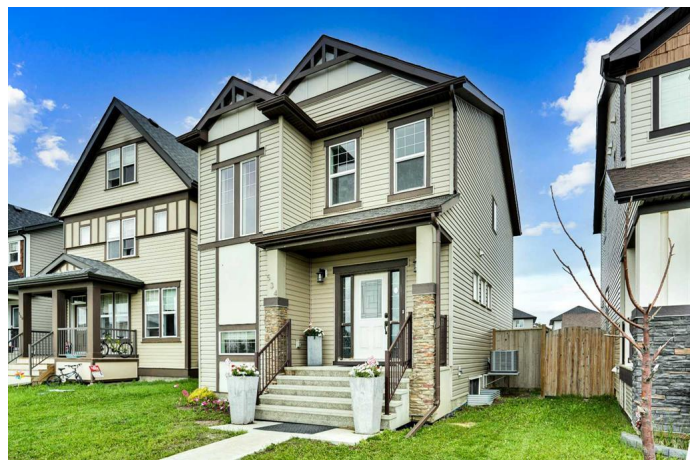
**\$559,900**

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          | \$559,900   |
| 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 | Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings                                                             |
| Heating           | Central                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                                          |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 83              |
| Zoning         | R-G             |
| HOA Fees       | 86              |
| HOA Fees Freq. | ANN             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.