



GRASSROOTS

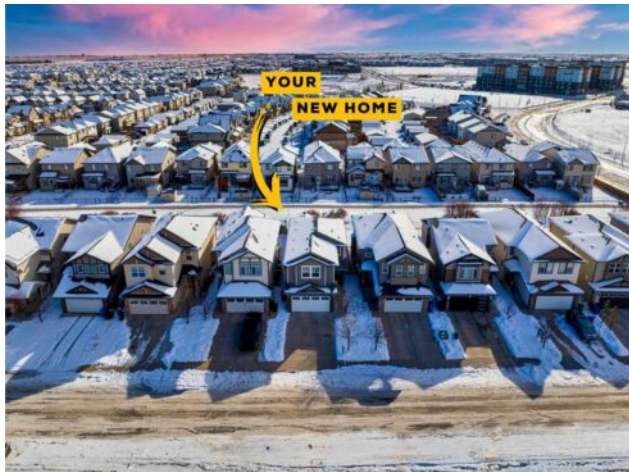
REALTY GROUP

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26 Skyview Ranch Street NE
Calgary, Alberta

MLS # A2282238



\$650,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,920 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Light Fixtures

4 BEDROOMS UPSTAIRS | FULLY UPGRADED THROUGHOUT | RECENTLY REPAINTED | NO CARPET | UNFINISHED BASEMENT

Extensively upgraded from top to bottom, this beautifully maintained home in Skyview Ranch, originally built by Shane Homes, offers the kind of move-in-ready experience buyers hope to find but rarely do. Every space has been thoughtfully improved and recently repainted, giving the home a fresh, modern feel and true pride of ownership throughout. The kitchen was designed to impress and function effortlessly, featuring a built-in wall oven and microwave, gas cooktop, chimney hood fan, and a layout that makes everyday living and entertaining feel seamless. Upgrades carry consistently across the entire home, creating a polished and cohesive finish from room to room. The main level features hardwood flooring, while the staircase and second level are finished with durable LVP, completely eliminating carpet and making the home easier to maintain. Upstairs offers the ideal family layout with 4 bedrooms and 2.5 bathrooms, including a spacious primary retreat complete with a 5-piece ensuite. The unfinished basement is a blank canvas, ready for future development and long-term value. The oversized 22' x 19' double attached garage provides generous space for vehicles, storage, and everyday convenience. Other recent upgrades include new roof (2025, high end class 4 hail resistant rubberized asphalt shingles), and siding (2022). The setting is just as appealing as the home itself. Situated directly across from a school and green space, the street feels open, bright, and family-friendly. The backyard backs onto a walking path, making it easy to step outside for evening strolls, bike rides, or dog walks. Skyview Ranch continues to stand out as one of NE Calgary's most sought-after communities,

known for its parks, playgrounds, pathway network, schools, and quick access to major routes, shopping, and the airport. Upgraded, refreshed, and perfectly located, this home delivers lifestyle, convenience, and lasting value. Book your showing today!