



**257 Skyview Ranch Boulevard NE  
Calgary, Alberta**

**MLS # A2284296**



**\$545,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

Welcome to this beautifully upgraded and move-in-ready home in the heart of Skyview Ranch! Located at 257 Skyview Ranch Boulevard NE, this well-maintained property offers comfort, functionality, and major recent upgrades that provide true peace of mind. Significant exterior improvements include brand-new siding (2025), a new roof (2025), and a new garage roof (2025) — ensuring long-term durability and added value. Inside, the home has been freshly painted and features updated window coverings, creating a bright and modern atmosphere throughout. The upper level offers 3 spacious bedrooms and 2 full bathrooms, including a LARGE PRIMARY (MASTER) BEDROOM complete with a WALK-IN CLOSET and a private ENSUITE BATHROOM — a perfect retreat after a long day. You’ll also appreciate the convenience of an UPSTAIRS LAUNDRY ROOM, making daily living easier and more practical. The main floor includes a convenient powder room (washroom) for guests. A double detached garage provides secure parking and additional storage space. The unfinished basement is well laid out and features roughed-in plumbing for a future bathroom, offering excellent potential for future development — whether you envision a recreation room, additional bedroom, or extended family space. Located close to schools, parks, shopping, public transit, and major roadways, this home combines location, upgrades, and future potential. With all the major exterior work already completed, this is a smart and confident investment in one of NE Calgary’s growing communities.