



44 Skyview Ranch Lane NE
Calgary, Alberta

MLS # A2292982



\$559,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,503 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Electric range, Hood fan, washer/Dryer and refrigerator for basement

Motivated seller! Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom duplex with a fully developed basement and double detached garage, thoughtfully designed for comfortable family living. The bright and spacious main floor features 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—perfect for family dinners and entertaining guests. Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and a private 4-piece ensuite bathroom. Two additional well-sized bedrooms and a full bathroom complete the upper level. “The fully finished basement adds exceptional flexibility, featuring a large fourth bedroom, a separate kitchen, a full bathroom, and a dedicated separate laundry area.”—offering excellent flexibility with potential for additional income Enjoy the private backyard, while the double detached garage provides secure parking and extra storage to keep your vehicles protected year-round. With charming curb appeal and a welcoming front entry, this home offers convenient access to Deerfoot Trail, Stoney Trail, schools, parks, shopping, and transit. An excellent opportunity for families, professionals, or investors looking for a move-in-ready home in a fantastic location.