



**245 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2293975**



**\$628,888**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the highly sought-after community of Skyview Ranch! This former showhome built by Shane Homes has been well cared for. With a total of 4 bedrooms, 3.5 bathrooms and over 2300 sq ft of living space that includes a fully developed basement, there's plenty of space to grow. A cozy, bright entryway welcomes you to this home that can also serve as an office, reading or music room. The open-concept main floor features an abundance of natural light and a large kitchen with a walk-in pantry, stainless steel appliances, lots of cabinet and counter space, an island with seating, and also lots of space for a dining table. The living room has a built-in wall unit and a corner gas fireplace. Rounding out the main floor, there is a powder room and a second entrance in the rear to a double detached garage. Moving upstairs, the primary bedroom can easily fit a king size bed and features a relaxing ensuite with separate shower and soaking tub, walk-in closet with built-in organizers. Two additional bedrooms are generous in size with one bedroom featuring a multifunctional murphy bed and desk. Laundry is conveniently located on the top floor along with another full bathroom - a perfect setup for a family. The fully finished basement has spacious entertainment/hosting area, full bathroom, and a gym that could also be easily converted to a bedroom by adding a door. Don't forget to look for the hidden door that opens to tons of extra storage space! The low maintenance backyard has a double garage and room for RV parking. Recent updates on this home include vinyl siding (2025), a new roof (2026), a new dishwasher, microwave hood fan, washer/dryer, water tank, and furnace (serviced annually and warranty until 2030). This home is move-in ready and close to many amenities - playgrounds, schools, walking/bike paths, public transit, soccer fields, shopping, and major

roads. Check out the link for the 3D tour, but book your tour before it's too late!