



**301 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2304255**



**\$455,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2009 (17 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, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<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-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Bright Interior | Central A/C | Double Detached Garage | No Condo Fees | Freshly Updated in Family-Friendly Skyview Ranch! Welcome to this bright and well-cared-for semi-detached home in the heart of Skyview Ranch, offering over 1,150 sq. ft. above grade and a layout that fits today's lifestyle. The main floor showcases an open-concept design connecting the living, dining, and kitchen areas, creating a functional space for both daily living and entertaining. Large windows bring in plenty of natural light, highlighting the home's clean finishes and comfortable feel. A convenient powder room and smart storage options complete the main level. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat with its own private 3-piece ensuite. Two additional bedrooms and a full 4-piece bath offer flexibility for family, guests, or a home office. Meaningful updates provide added value and peace of mind, including a newer roof (2024), hot water tank (2024), Central A/C, and a freshly repainted interior. Step outside to a newly refreshed deck (2025) and a fully fenced backyard, ideal for summer barbecues or quiet evenings. The double detached garage offers secure parking and additional storage. Situated on a quiet street, this home is just minutes from playgrounds, Prairie Sky School (K-9), Apostles of Jesus School, and Skyview Ranch Park. Shopping and amenities at Sky Pointe Market are nearby, with quick access to M&eacute;tis Trail, Country Hills Boulevard, and Stoney Trail for an easy commute. The Vivo Rec Centre and CrossIron Mills are also a short drive away, adding to the overall convenience. A move-in-ready home with no condo fees in a growing, family-friendly community, this is a strong opportunity in Skyview Ranch.