



GRASSROOTS
REALTY GROUP

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41 Skyview Ranch Manor NE Calgary, Alberta

MLS # A2325946



\$549,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,405 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, L		

Heating:	High Efficiency, Exhaust Fan, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Hot Tub, Hot Tub Enclosure, Shed		

Fully-upgraded semi-detached on a large corner lot in Skyview Ranch, with a backyard and garage that stop you in your tracks. Built in 2012, this 3-bed, 3.5-bath home features a finished basement, central A/C, and a massive 21'5" x 25'2" detached garage - a RARE find at this price point. The main floor offers hardwood floors, custom built-ins, and a broken-plan layout connecting a bright living/dining area to a kitchen with granite counters, stainless appliances, and a pantry. A mudroom leads to the backyard, plus a 2-piece bath. Upstairs: a primary suite with walk-in closet and 3-piece ensuite, two more bedrooms, a 4-piece bath, and upper-floor laundry. The finished basement adds a family room, flex space, 4-piece bath, and storage. Outside is the showstopper - fully redone with, grey siding, and Hardie shingle accents, plus a zero-maintenance yard with a paving-stone patio and an included hot tub in a custom cedar cabana with built-in bar. Covered BBQ area, storage shed, and a brand-new hot water tank (2026) round it out. Steps to parks, schools, shopping, and Stoney Trail/airport access. Book your private showing today before it's gone!