

## 21 Skyview Ranch Manor NE Calgary, Alberta

**MLS # A2250740**



# \$549,900

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                                            |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                   |
| <b>Size:</b>     | 1,413 sq.ft.                                                             | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks, Street L |               |                   |

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|--------------------|--------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks |                   |     |

**Inclusions:** Window Coverings

"Semi-Detached located on the same street as Prairie Sky School - OVER 1900 SQ. FT. OF FINISHED SPACE | 4 Beds | 3.5 Baths | FULLY FINISHED BASEMENT | DETACHED DOUBLE GARAGE | Front Porch and much more". Welcome to 21 Skyview Ranch Manor NE! This beautifully maintained HOME HAS BEEN VERY WELL CARED FOR BY ITS ORIGINAL OWNER SINCE 2012 and is now move-in ready for its next chapter. Perfectly located in the heart of Skyview Ranch, this property is just a 7-MINUTE WALK TO THE PRAIRIE SKY SCHOOL AND ONLY 3 MINUTES TO THE NEAREST PARK, making it an ideal choice for growing families. RECENT IMPROVEMENTS INCLUDE UPDATES IN THE EXTERIOR with new roof, siding and garage door replaced just in July 2025 (Warranty Certificate will be provided). Step inside to discover a bright, inviting, and functional floor plan. The main level offers an open concept layout with a spacious living area filled with natural light and a dining area that flows seamlessly to the backyard—perfect for everyday living and entertaining. The FUNCTIONAL L-SHAPED KITCHEN IS PRIVATELY TUCKED AWAY IN THE CORNER, ideal for daily cooking. The bright, inviting kitchen features a full-sized window, QUARTZ COUNTERTOPS, AND FULL CEILING-HEIGHT CABINETS. Upstairs you will find 3 generously sized bedrooms, including a spacious primary featuring an ENSUITE BATHROOM WITH A STANDING SHOWER. The FULLY FINISHED BASEMENT EXPANDS THE LIVING SPACE with a large recreation room, bedroom, and full bathroom. Outside, enjoy a private backyard space for summer BBQs or playtime, along with REAR PARKING IN A DETACHED DOUBLE GARAGE and rear lane access. This property boasts exceptional city-wide connectivity, thanks to its convenient access to

Country Hills Blvd, 128 Ave, and Stoney Trail. With schools, parks, shopping, transit, and everyday amenities all nearby, this is a fantastic opportunity to own a well-kept family home in a highly desirable community. Check the 3D tour and book your showing today. OPEN HOUSE: SEP 27 & 28TH, 1.00-3.00 P.M.