

\$650,000 - 261 Skyview Ranch Boulevard Ne, Calgary

MLS® #A2109080

\$650,000

4 Bedroom, 4.00 Bathroom, 1,556 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this charming two-story home nestled in the dynamic community of Skyview Ranch. This spacious residence offers a comfortable and functional layout perfect for a growing family, multi-generational living or investment opportunities. Upon the entrance, a good sized den; flows into a captivating kitchen with SS appliances, granite counter tops & corner pantry, adjacent dining area & a spacious family room with a leading door to a tiered deck in a fully fenced backyard is ideal to enjoy the great outdoors with maximum sunshine. Upper level offers a sumptuous master suite with a walk in closet, two more good sized bedrooms, a full bath & laundry facilities. Lower level is with finished large bedroom and a den. Also it accompanied by a large hall where kids and parents can spend your leisure time. Suitable to set a home theatre or bar. All the facility is arranged including electric if you want to set a kitchen. To top it all off, there's also a double detached garage to fulfill your parking needs. With abundant parking space & a multitude of nearby amenities, this house offers a modern, family-friendly lifestyle to enjoy for many years to come. The whole house has been freshly painted, brand new carpets throughout, shingles and siding replaced in 2021. The location of this home is ideal, being close to major transportation routes, the airport, and shopping centers. Don't miss out on the opportunity to make this beautiful Skyview Ranch property your next home. To truly do



this home Justice, kindly arrange your private viewing today! You will be glad you did!
(Immediate possession is available)

Built in 2013

Essential Information

MLS® #	A2109080
Price	\$650,000
Sold Price	\$630,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,556
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	261 Skyview Ranch Boulevard Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0M2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Purifier

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	April 28th, 2024
Days on Market	67
Zoning	R-2
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Confident Realty Inc
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