

\$575,000 - 158 Skyview Ranch Boulevard Ne, Calgary

MLS® #A2155033

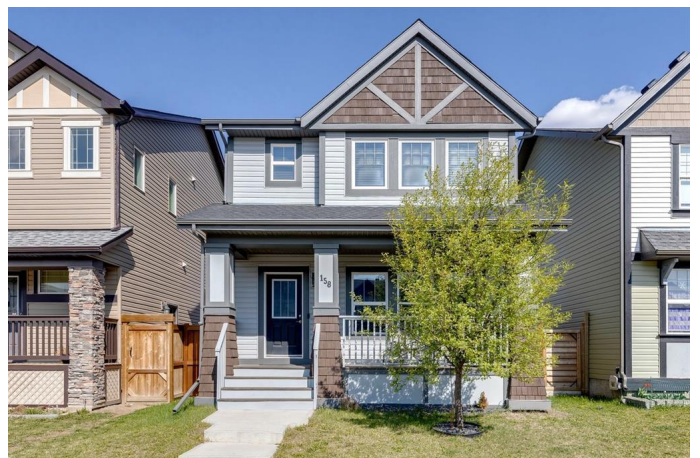
\$575,000

3 Bedroom, 3.00 Bathroom, 1,536 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

***PLEASE NOTE: This Property is Now Conditionally Sold. Welcome to Skyview Ranch! This beautifully kept detached family home features an open-concept floor plan with stunning features throughout. Walk up the front steps and fall in love with the charming porch, your go-to spot for morning coffee. As you enter, you'll immediately notice the hardwood flooring extending throughout the main floor as it guides you to the warm and inviting living room, beautifully anchored by a cozy gas fireplace. The dining room flows seamlessly to the well-equipped kitchen which features a stainless-steel appliance package, granite countertops, and an island. Completing the main floor is a 2pc bathroom and access to your backyard. Upstairs, you'll see that your primary suite was built with relaxation in mind with large windows, a walk-in closet, and access to your private 4pc ensuite bathroom. There are 2 additional spacious bedrooms upstairs with a 4pc bath. The basement is undisturbed, awaiting your personal touches. You can access your double detached garage with alley access through the east-facing backyard. Skyview Ranch is a community of high interest in Calgary as it is surrounded by great schools, a shopping center, and tons of parks that are all within walking distance. Going away for a weekend? Enjoy easy access to Stoney Trail, Deerfoot Trail, and the Airport. Your commute will be a breeze. All of this plus new roof, shingles, and 3 new windows in the primary bedroom, and 1 in the



initial guest room (all completed in 2021). This beautifully maintained dwelling is perfect for a growing family that loves to entertain. Youâ€™re definitely going to fall in love with this wonderful home, and the family-oriented community it lies within. Welcome Home!

Built in 2012

Essential Information

MLS® #	A2155033
Price	\$575,000
Sold Price	\$592,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	158 Skyview Ranch Boulevard Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1B6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	August 17th, 2024
Days on Market	14
Zoning	R-2
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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