

# **\$599,900 - 161 Skyview Ranch Drive Ne, Calgary**

MLS® #A2225485

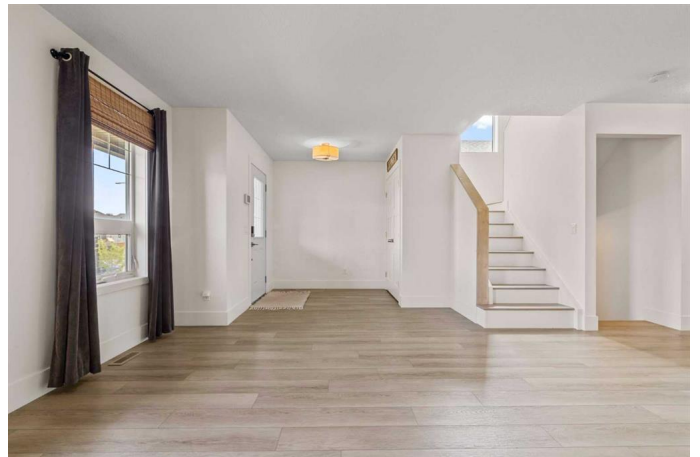
**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,558 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this MOVE-IN READY gem in the heart of Skyview Ranch! FRESHLY PAINTED THROUGHOUT and featuring LUXURY VINYL PLANK flooring, this home offers comfort, style, and functionality for the modern family. Step inside to a spacious and inviting living room that's perfect for relaxing or entertaining with BUILT-IN CEILING SPEAKERS. The dining area, with BUILT-IN CABINETRY, flows seamlessly into the CLASSIC WHITE KITCHEN—complete with QUARTZ COUNTERTOPS, UNDERMOUNT LIGHTING, and a BRAND-NEW stainless steel FRIDGE. BUILT-IN CEILING SPEAKERS make it an ideal space for hosting or enjoying quiet evenings at home. From the kitchen, step directly out onto the sunny SOUTH FACING DECK with GLASS RAILINGS, lighting, and a beautiful GAZEBO—perfect for outdoor dining or unwinding after a long day. The backyard also features a DOG RUN, grassy area for the kids, a low maintenance STORAGE SHED, and a PAVED PARKING PAD. Upstairs, the LUXURY VINYL PLANK continues into a thoughtfully designed upper level. The PRIMARY BEDROOM includes a WALK-IN CLOSET, rough-ins for ceiling speakers, and a 4PC EN-SUITE with DUAL SINKS and a GLASS SHOWER. TWO ADDITIONAL BEDROOMS—one with a WALK-IN CLOSET—share a well-appointed 4-piece bath with tile flooring. The FULLY FINISHED BASEMENT offers even more living space with LAMINATE FLOORING



throughout. Enjoy a LARGE FAMILY ROOM, a 4-PC BATHROOM, a DEN that could easily be CONVERTED INTO A 4TH BEDROOM with the addition of an egress window, and a convenient LAUNDRY ROOM featuring NEW WASHER/DRYER and built-in cabinetry. This home is just a short WALK to PRAIRIE SKY SCHOOL, soccer fields, ball diamonds, and PARKS. And offers quick access to STONEY TRAIL, making commuting a breeze. Donâ€™t miss your chance to own this BEAUTIFUL TURN-KEY HOME in a family-friendly communityâ€”schedule your private showing today!

Built in 2009

**Essential Information**

MLS® #	A2225485
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,558
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	161 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0A6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Paved

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Interior Lot, Landscaped, Rectangular Lot, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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