

# \$559,900 - 21 Skyview Ranch Manor Ne, Calgary

MLS® #A2250740

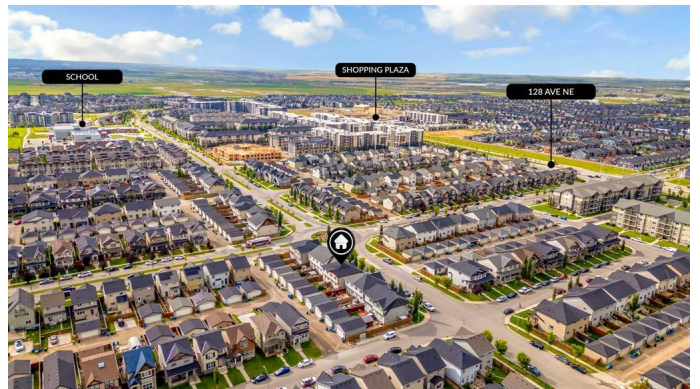
**\$559,900**

4 Bedroom, 4.00 Bathroom, 1,413 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Over 1900 Sq. Ft. of Finished Space | 4 Beds | 3.5 Baths | Fully Finished Basement | Detached Double Garage | Front Porch | Just Beside School & Park. Welcome to 21 Skyview Ranch Manor NE! This beautifully maintained SEMI-DETACHED 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 backyardâ€”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 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: AUG 23RD & 24TH, 1.00-4.00 P.M.**

Built in 2012

### **Essential Information**

MLS® #	A2250740
Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,413
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	21 Skyview Ranch Manor Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3N 0K7

### Amenities

Amenities Other, Park, Playground

Parking Spaces 2

Parking Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

# of Garages 2

### Interior

Interior Features Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Balcony, Other, Private Yard, Storage

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed August 22nd, 2025

Days on Market 1

Zoning R-G

HOA Fees 84

HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX iRealty Innovations

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