

175 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2193547



\$599,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,180 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: n/a

Welcome to this charming two-story, semi-detached home in Skyview Ranch! Ideally located near parks, convenience stores, and this home is also just minutes from Prairie Sky School (CBE K-9). Step inside to rich, dark hardwood floors that enhance the warmth of the main level. The bright and spacious living room flows seamlessly into a stylish kitchen, featuring sleek stainless steel appliances, a custom glass mosaic tile backsplash, and a functional island with a breakfast bar—perfect for entertaining. Upstairs, you’ll find three well-sized bedrooms, including a primary suite with its own private three-piece ensuite. The fully developed LEGAL basement suite (built in 2022) offers an excellent mortgage helper or investment opportunity. This modern suite includes a spacious bedroom, a cozy living area, a fully equipped kitchen, and a four-piece bathroom. The south-facing, fenced backyard provides plenty of space for kids to play, while the brand-new 20x22 double detached garage ensures secure parking and extra storage. An attractive option for both homeowners that want to live up and rent down and investors that would rent both suites. Don’t wait! Book your showing on this fantastic property today! THESE RARE OPPORTUNITIES DONT COME OUT OFTEN!