

\$549,900 - 56 Skyview Ranch Lane Ne, Calgary

MLS® #A2247046

\$549,900

4 Bedroom, 4.00 Bathroom, 1,508 sqft
Residential on 0.07 Acres

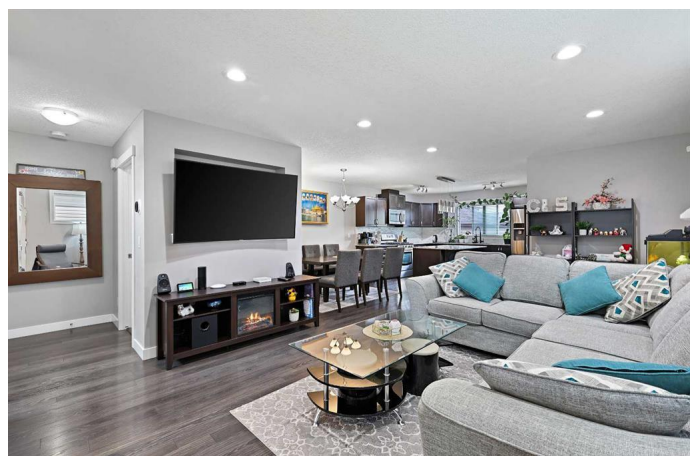
Skyview Ranch, Calgary, Alberta

Best Value in Skyview Ranch! This beautifully maintained and upgraded two-storey home offers over 2,260 sq ft of total living space on a spacious East-facing lot—perfect for families and savvy buyers alike. Thoughtfully designed with a functional open-concept layout, this home blends comfort, style, and practicality in one of Calgary's most family-friendly communities. Step inside to a bright and welcoming living room, ideal for relaxing or entertaining, which flows effortlessly into the dining area and well-appointed chef's kitchen. The kitchen features stainless steel appliances, including a gas stove, granite countertops, upgraded cabinets and doors, custom tiled back splash, a kitchen window over the sink, custom tile backsplash, and an oversized central island—making it the heart of the home. Durable luxury vinyl plank flooring runs throughout the main floor. A back mudroom and 2-piece powder room add everyday convenience. Upstairs, the spacious primary suite includes a full private ensuite and a generous walk-in closet. Two additional bedrooms are well-sized and share a full bath with granite counters. The second-floor laundry room (washer/dryer included) is oversized and ideally located for busy families. The finished basement is ready for family fun with a large recreation room, hobby area, fourth bedroom, and complete with a full bathroom. Additional highlights include a high-efficiency furnace, high-efficiency hot water tank, upgraded light fixtures, wide



56 SKYVIEW RANCH LANE NE

RECONSTRUCTION STANDARD - CALGARY AB
MAIN LEVEL (AG) - 754.17 Sq Ft / 70.06 m²
UPPER LEVEL (AG) - 754.17 Sq Ft / 70.06 m²
TOTAL ABOVE GRADE RMS SIZE - 1508.34 Sq Ft / 140.12 m²
BASEMENT DEVELOPED AREA (BG) - 694.96 Sq Ft / 64.56 m²
BASEMENT UNDEVELOPED AREA (BG) - 59.20 Sq Ft / 5.50 m²
TOTAL AG/BG AREA - 2262.50 Sq Ft / 210.18 m²



custom baseboards and trims, and a full front porch—perfect for enjoying warm evenings and morning coffee. The cherry on top? A double detached garage provides secure parking and extra storage space. This home is move-in ready and offers exceptional value with room to grow in a thriving neighborhood with schools, parks, shopping, and transit nearby.

Don't miss your chance to own this exceptional home in Skyview Ranch—call your friendly REALTOR® today to book your private showing!

Built in 2013

Essential Information

MLS® #	A2247046
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,508
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	56 Skyview Ranch Lane Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0L9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dryer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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