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357 Skyview Ranch Road NE Calgary, Alberta

MLS # A2261855



\$514,900

Division: Skyview Ranch Residential/Duplex Type: Style: 2 Storey, Attached-Side by Side Size: 1,400 sq.ft. Age: 2012 (13 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.06 Acre Lot Feat: Rectangular Lot

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding, Wood Frame R-G Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: None

Your new comfortable modern home in the heart of Skyview Ranch welcomes you! Move-in ready and quick possession available. Perfect location with a 5-min walk to Prairie Sky School (K-9)! Easy access to major roads; only 5 minutes from Stoney Trail, Deerfoot Trail, and the Airport! And only a 15-minute drive downtown Calgary! This 2-storey semi-detached family home offers 3 spacious bedrooms, 2.5 bathrooms, over 1,400 square feet of living space, and a double detached garage with back lane access. This is THE perfect family home for you. Meticulously cared for by the original owner and in amazing condition (no pets and non-smoking), this home awaits its new owner. Before entering, the front porch greets you outside. New vinyl siding and roof, replaced in 2025, giving this exterior a fresh new look. Inside, the open design with 9-foot ceilings and rich hardwood flows seamlessly throughout the main level. Vibrant front living room-perfect for entertaining or family relaxation, and gorgeous kitchen finished with rich maple cabinets, upgraded S/S appliances, granite countertops, an island for convenient casual dining and adjoining dining area leading to the mudroom and south-facing yard and deck. There is a custom built-in desk so you don't have to sacrifice a bedroom for that functional home office space with this home's layout. Upstairs showcases a master suite with a walk-in closet and a 4-piece ensuite. You'll find two other spacious bedrooms and a 4-piece ensuite, plus upstairs laundry with upgraded washer and dryer for added convenience. The large, unfinished basement with 2 big windows offers endless possibilities for future development. Fully fenced south-facing backyard is a private, open area good for small gatherings and barbecues with family and friends. This outstanding home offers a ton of upgrades and an unsurpassed location. A

nenomenal, family-friendly community surrounded by big prairie sky pierced with city skyline and every amenity: shopping, school arks and a multitude of green spaces and pathways. A must see!					