

# \$619,900 - 137 Skyview Ranch Boulevard Ne, Calgary

MLS® #A2212901

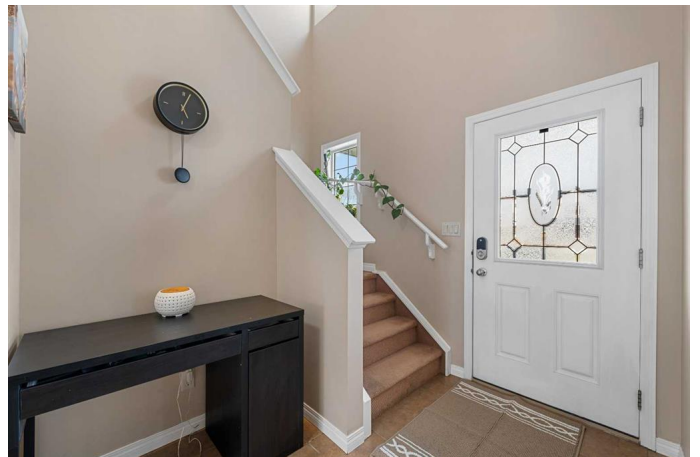
**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Gorgeous Family Home | 3-Beds | 2.5 Baths | 1,571 SqFt | Open Floor Plan | High Ceilings | Gas Fireplace | Stainless Steel Appliances | Gas Stove | Granite Countertops | Kitchen Island | Barstool Seating | Walk-in Pantry | Mud Room with Storage | Sizeable Bedrooms | Upper Level Laundry | Tile & Carpet Flooring | Separate Entry to Basement | Unfinished Basement | Great Outdoor Living Area | Deck | Lawn | Front Porch | Double Detached Garage | Alley Access | Family Friendly Neighbourhood | Close to CBE Prairie Sky School & Skyview Ranch Community Playground | Near all Amenities | East Facing. Welcome home to your beautiful 2-storey family home with incredible curb appeal. Pull up to a front exterior where you find a welcoming East facing front porch to enjoy your morning coffee. The front door opens to a foyer with open to below ceilings and views of the spacious front living room. The living room is framed with a large window spilling in natural light. The open concept kitchen, dining and family rooms make this the perfect home for entertaining. The kitchen is outfitted with great cabinet space, stainless steel appliances, a gas stove, granite countertops, a walk-in pantry and a large centre island. The kitchen island outfitted with a barstool seating area is made for enjoying small meals or socializing while you cook. The dining room is ready for a table to fit your whole family. The rear family room has a window that overlooks the backyard and also has a corner gas



fireplace. The fireplace adds both style and comfort to this space. The mud room with closet storage has a door that leads to the backyard where you'll enjoy a large deck for outdoor dining, great lawn space and a double detached garage. The main level is complete with a 2pc bath. The upper level holds 3 bedrooms, 2 full bathrooms and laundry. The primary bedroom is paired with a walk-in closet and private 4pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower and single vanity with storage below. Bedrooms 2 & 3 are both a great size and share the 4pc bath with a tub/shower combo. The upper level laundry is a treat as its located near all the bedrooms. Downstairs, the unfinished basement has a separate side entrance which is great for any future plans! The blank canvas provides you with the opportunity to finish the space to fit your family's needs. Outside, the backyard is ready to enjoy all summer long. The deck and lawn allow for both dining and entertainment space. The rear double detached garage with alley access gives you rear round secured parking and street parking is readily available at the front of the home too. The location here can't be beat! The home is is a 5 minute walk or 1 minute drive to the CBE Prairie Sky School! The Skyview Ranch Community Playground is steps from your front door for an extended play area for the kids. Hurry and book your showing at this incredible home today!

Built in 2013

### **Essential Information**

MLS® #	A2212901
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,571
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	137 Skyview Ranch Boulevard Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0K7

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, On Street
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street

	Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	19
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Crown
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