# \$544,900 - 34 Skyview Springs Rise Ne, Calgary

MLS® #A2255955

# \$544,900

3 Bedroom, 3.00 Bathroom, 1,302 sqft Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

.DETACHED SINGLE-FAMILY HOME WITH DOUBLE GARAGE UNDER 545K!

This well-maintained 2-storey home is situated on a CONVENTIONAL LOT and offers a functional layout with key features for comfortable everyday living.

The main floor features a sun-filled living room, designed with large windows that bring in natural light throughout the day, complemented by durable hardwood flooring. The kitchen is both practical and well-kept, offering a pantry for extra storage, ample cabinetry, and a dining area highlighted by a large window overlooking the backyard. A quality gas stove adds to its functionality. Completing this level is a convenient 2-piece bathroom.

Upstairs, you'II find a generously sized primary bedroom with a walk-in closet and a private 4-piece ensuite. The upper level also includes two additional good sized bedrooms, along with a 4-piece bathroom to complete the space.

The basement is unfinished, providing a blank canvas for future development, with the option to conveniently add a side entrance to enhance its potential.

The backyard is designed for both function and enjoyment, featuring a good-sized deck







that's perfect for outdoor entertaining, along with a double detached garage accessed from a paved back alley, providing secure parking and storage, as well as extra room for activities.

This home offers quick access to Stoney Trail, Deerfoot Trail, the airport, CrossIron Mills, and a growing number of shops and amenities nearby. Whether you're a first-time buyer or a young family, this property delivers comfort, convenience, and value in one complete package.

#### Built in 2009

# **Essential Information**

MLS®# A2255955 Price \$544,900

3 Bedrooms

Bathrooms 3.00

**Full Baths** 2 Half Baths 1

Square Footage 1,302 Acres 0.08

2009

Year Built

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 34 Skyview Springs Rise Ne

Subdivision Skyview Ranch

City Calgary County Calgary Province Alberta Postal Code t3n 0b2

# **Amenities**

Amenities Park

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Garden, Lighting, Playground

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 52
Zoning R-G
HOA Fees 79
HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage METRO

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