# \$529,900 - 534 Skyview Ranch Drive Ne, Calgary

MLS® #A2268710

# \$529,900

3 Bedroom, 3.00 Bathroom, 1,545 sqft Residential on 0.01 Acres

Skyview Ranch, Calgary, Alberta

Well below tax assessed value, this beautiful one owner over 1,500 square feet, move-in ready single family home in the established community of Skyview Ranch. Walk in to a lovely open floor plan, bright with natural light from large windows and from stylish modern lighting on the nine-foot ceilings. Rich hardwood floors accentuate the main-floor living area, with durable and beautiful tile at both front and back entrances. The spacious kitchen includes tons of work and storage space, with a large island, breakfast bar, and ample cabinets, finished with lovely granite countertops and upscale stainless steel appliances. The large walk in pantry and built-in wine rack complete this handsome and practical kitchen. Living room features a gas-burning fireplace, topped by a solid wood mantle with wall mounted television and built-in ceiling speakers. Built-in lighted shelves in the living room highlight your treasures. To complete the main floor, a two-piece bath is located off the living room. Upstairs, the spacious master bedroom looks out over the backyard. It comprises ample space for a king-sized bed, and boasts a lovely ensuite with over-sized soaker tub and walk in closet. There are second and third bedrooms upstairs for the kids or home office. The upstairs also features a four piece main bath and convenient laundry facilities. The home has dual front-door closets and a huge back closet for storage of all your outdoor essentials. An added bonus is central air







conditioning. The basement includes rough in for a future bathroom and has unlimited potential for whatever type of additional space your family needs. This home features a large open back yard with poured garage pad saving you the cost while building your own double garage, gas barbecue hook-up on the deck, and side fencing. This home is located in family-friendly Skyview Ranch, near parks, schools, walking paths, transit and amenities, and with easy access to Stoney and Deerfoot Trail. Add a double garage package can be purchased for under \$11.000 if you roll up your sleves.

#### Built in 2014

### **Essential Information**

MLS® # A2268710 Price \$529,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,545 Acres 0.01 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 534 Skyview Ranch Drive Ne

Subdivision Skyview Ranch

City Calgary
County Calgary
Province Alberta
Postal Code T3N 0H1

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Alley Access, On Street, Parking Pad

# Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters,

Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl

Windows, Walk-In Closet(s), Wired for Sound, Bathroom Rough-in

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Water

Softener

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes
Basement Full

## **Exterior**

Exterior Features BBQ gas line, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Irregular Lot, Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed November 4th, 2025

Zoning R-G HOA Fees 86 HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.