

# \$509,900 - 301 Skyview Ranch Drive Ne, Calgary

MLS® #A2260835

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Modern Comfort in Family-Friendly Skyview Ranch – No Condo Fees!

Welcome to this bright and inviting semi-detached home in the heart of Skyview Ranch. With over 1,150 sq. ft. above grade, this residence combines thoughtful design with everyday convenience. The main floor features an open layout that flows seamlessly between the living, dining, and kitchen areas, creating the perfect space for both entertaining and day-to-day living. Large windows fill the home with natural light, highlighting the stylish finishes and adding to the home's welcoming feel. A convenient powder room and ample storage further enhance the functionality.

Upstairs, you'll find three bedrooms, including a generous primary retreat with a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide space for family, guests, or a home office.

Recent upgrades bring added peace of mind and a fresh, move-in ready feel, including a newer roof (2024), newer hot water tank (2024), and a fully repainted interior. Outdoors, the freshly painted deck (2025) creates the perfect backdrop for summer gatherings in your private, fenced backyard. A double detached garage offers secure parking and extra storage.



Set on a quiet street, this home is just minutes from neighbourhood playgrounds, Prairie Sky School (K-9), Apostles of Jesus School, and green spaces like Skyview Ranch Park. Everyday essentials are nearby at Sky Pointe Market, with easy access to MÃ©tis Trail, Country Hills Boulevard, and Stoney Trail for quick commutes across the city. The Vivo Rec Centre and CrossIron Mills are also a short drive away, adding to the lifestyle appeal.

This is a rare opportunity to own a well-kept, freshly updated home with no condo fees in a vibrant, family-oriented community.

Built in 2009

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260835               |
| Price          | \$509,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,152                  |
| Acres          | 0.06                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 301 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 0E1                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                    |
| Has Basement      | Yes                                                                                            |
| Basement          | Full                                                                                           |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 31                |
| Zoning         | R-2               |
| HOA Fees       | 85                |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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