

# \$785,000 - 74 Skyview Ranch Street Ne, Calgary

MLS® #A2240183

**\$785,000**

5 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.01 Acres

Skyview Ranch, Calgary, Alberta

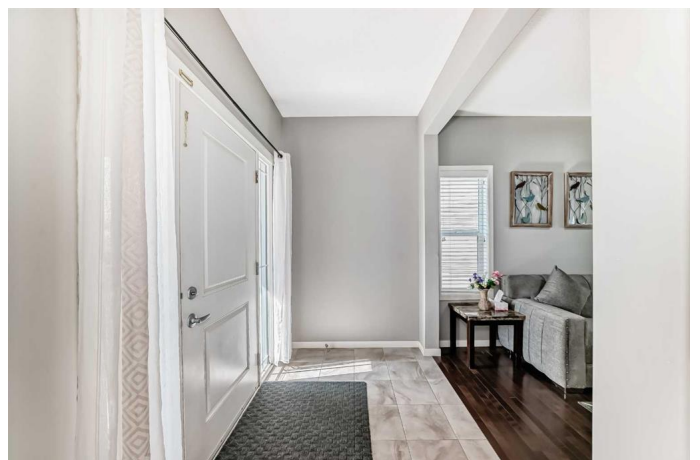
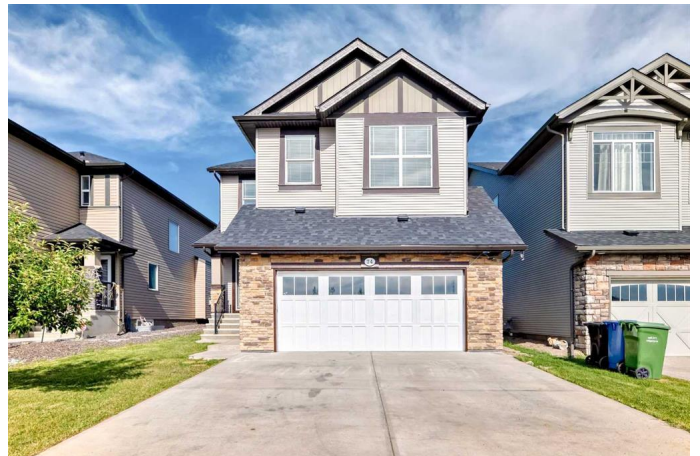
Welcome to 74 Skyview Ranch Street NE â€”  
A Spacious & Versatile Family Home with a  
Suite and Unbeatable Location!

Pride of ownership shines throughout this  
beautifully maintained 2,450.8 sq ft home,  
offering comfort, functionality, and space for  
the whole family. Ideally situated directly  
across from a sprawling school field, you'll  
enjoy unobstructed views, no homes in front,  
and abundant parking with a double attached  
garage, oversized driveway, and ample street  
parking.

Step inside to an inviting open-concept main  
floor that features a spacious living room with  
a cozy gas fireplace, a dedicated dining area,  
and a modern kitchen outfitted with granite  
countertops, a large central island, corner  
pantry, and stainless-steel appliances. The  
main level also includes a front office or flex  
spaceâ€”ideal for working from homeâ€”a  
2-piece bath, and a functional mudroom with  
direct access to the garage.

Upstairs, the home continues to impress with  
four generous bedrooms, including a spacious  
primary suite complete with a luxurious 5-piece  
ensuite and dual walk-in closets. A convenient  
upper-level laundry room and another full  
bathroom add practicality to daily living. The  
standout feature on this floor is the expansive  
west-facing bonus room, filled with natural  
lightâ€”perfect as a media room, playroom, or  
easily convertible into a fifth upstairs bedroom  
if desired.

The fully developed illegal basement suite with



a private side entrance and laundry is an added feature of this home. It includes one bedroom, a large flex room (perfect as a second bedroom, gym, or home office), a full 4-piece bathroom, spacious living room, and a well-designed kitchen and dining area. This suite is currently rented offering excellent mortgage support or long-term investment value.

Backing onto a walking path and just steps away from both Apostles of Jesus School (Catholic) and Prairie Sky School (Public), this location offers unmatched convenience for families. With a total developed space of approximately 3,290 sq ft, this home checks all the boxes for flexible living, multigenerational needs, or rental potential.

Don't miss the opportunity to own this thoughtfully designed and impeccably kept home in one of Calgary's most desirable northeast communities. Book your showing today and see why 74 Skyview Ranch Street NE stands out from the rest!

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240183    |
| Price          | \$785,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,451       |
| Acres          | 0.01        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 74 Skyview Ranch Street Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 0G9                    |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | None                                            |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                                                   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Electric                                                                                                            |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Exterior Entry, Full                                                                                                |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden, Rain Gutters                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 8               |
| Zoning         | R-G             |
| HOA Fees       | 50              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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