

# \$549,900 - 56 Skyview Ranch Lane Ne, Calgary

MLS® #A2247046

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,508 sqft  
Residential on 0.07 Acres

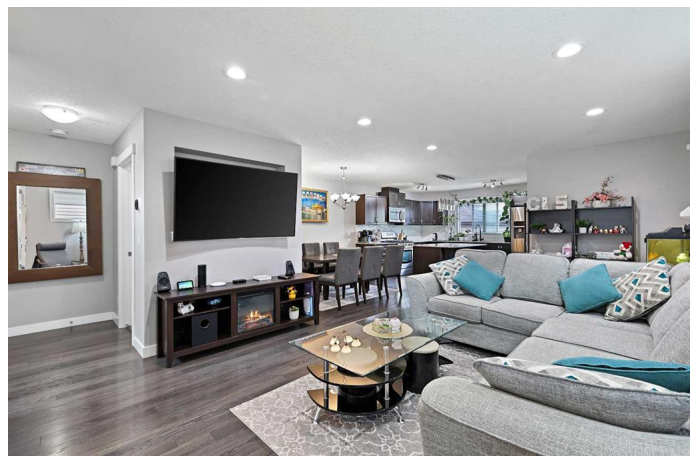
Skyview Ranch, Calgary, Alberta

Best Value in Skyview Ranch! This beautifully maintained and upgraded two-storey home offers over 2,260 sq ft of total living space on a spacious East-facing lot—perfect for families and savvy buyers alike. Thoughtfully designed with a functional open-concept layout, this home blends comfort, style, and practicality in one of Calgary’s most family-friendly communities. Step inside to a bright and welcoming living room, ideal for relaxing or entertaining, which flows effortlessly into the dining area and well-appointed chef’s kitchen. The kitchen features stainless steel appliances, including a gas stove, granite countertops, upgraded cabinets and doors, custom tiled back splash, a kitchen window over the sink, custom tile backsplash, and an oversized central island—making it the heart of the home. Durable luxury vinyl plank flooring runs throughout the main floor. A back mudroom and 2-piece powder room add everyday convenience. Upstairs, the spacious primary suite includes a full private ensuite and a generous walk-in closet. Two additional bedrooms are well-sized and share a full bath with granite counters. The second-floor laundry room (washer/dryer included) is oversized and ideally located for busy families. The finished basement is ready for family fun with a large recreation room, hobby area, fourth bedroom, and complete with a full bathroom. Additional highlights include a high-efficiency furnace, high-efficiency hot water tank, upgraded light fixtures, wide



## 56 SKYVIEW RANCH LANE NE

RECONSTRUCTION STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 754.17 Sq Ft / 70.06 m<sup>2</sup>  
UPPER LEVEL (AG) - 754.17 Sq Ft / 70.06 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1508.34 Sq Ft / 140.12 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 694.96 Sq Ft / 64.56 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 59.20 Sq Ft / 5.50 m<sup>2</sup>  
TOTAL AG/BG AREA - 2262.50 Sq Ft / 210.18 m<sup>2</sup>



custom baseboards and trims, and a full front porch—perfect for enjoying warm evenings and morning coffee. The cherry on top? A double detached garage provides secure parking and extra storage space. This home is move-in ready and offers exceptional value with room to grow in a thriving neighborhood with schools, parks, shopping, and transit nearby.

Don't miss your chance to own this exceptional home in Skyview Ranch—call your friendly REALTOR® today to book your private showing!

Built in 2013

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247046               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 56 Skyview Ranch Lane Ne |
| Subdivision | Skyview Ranch            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 0K5                  |

**Amenities**

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

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Track Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dryer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Window Coverings                                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | None                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                  |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding         |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 4                |
| Zoning         | R-G              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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