

# \$434,900 - 289 Skyview Ranch Road Ne, Calgary

MLS® #A2214706

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to the vibrant and family-friendly community of Skyview Ranch! This beautifully maintained townhome offers the perfect blend of comfort, style, and convenience. Featuring quality upgrades throughout—including rich hardwood floors, granite countertops, 9-foot ceilings, and an open-concept layout—this home is filled with natural light from large, well-placed windows. Step inside through your private entrance and you™re welcomed by a spacious foyer that includes a bright den or office space, perfect for working from home. There™s also a convenient mudroom with access to the attached double garage, making day-to-day living a breeze. The main living area boasts a modern kitchen with a functional island, sleek cabinetry, and big, bright windows. It flows effortlessly into the dining area and a generous living room, which leads out to a private balcony—ideal for morning coffee or evening relaxation. A stylish half bath completes this level. Upstairs, you™ll find three well-sized bedrooms, including a primary suite with a private ensuite bath, plus another full bathroom for the rest of the household. This home also features added privacy and sound protection, thanks to a brick firewall (party wall)—a detail that sets it apart in both quality and peace of mind. Located just steps from the number 145 Bus Stop for easy commuting and surrounded by fantastic schools such as Prairie Sky School and Apostles of Jesus School. You™ll also enjoy quick access to local shopping, including



nearby strip malls, and you're only a 10-minute drive to CrossIron Mills. Major roadways like Metis Trail and Stoney Trail are minutes away, making it easy to get wherever you need to go plus we still have the future greenline LRT coming up. This home truly has it all—style, space, location, and value. Don't miss your chance to see it—book your showing today!

Built in 2013

**Essential Information**

MLS® #	A2214706
Price	\$434,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	289 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0L7

**Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Heated Garage, Insulated, Off Street, Side By

	Side
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	57
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

### Listing Details

Listing Office	4th Street Holdings Ltd.
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