

# \$539,900 - 289 Skyview Ranch Boulevard Ne, Calgary

MLS® #A2255863

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,549 sqft

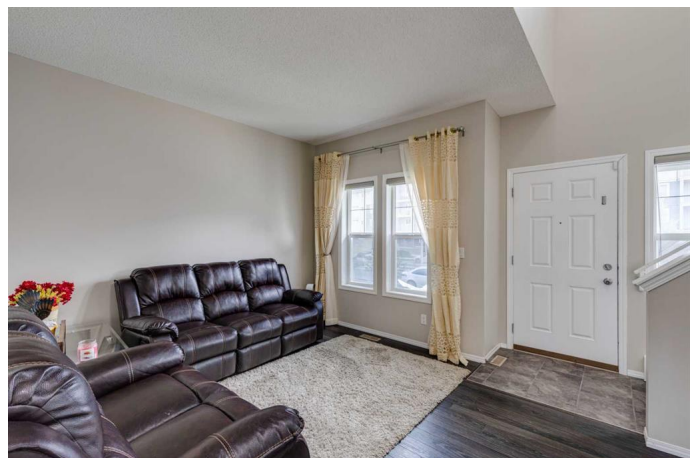
Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

**PRICED TO SELL!** Welcome to this beautifully maintained and thoughtfully designed home. As you step inside, you're greeted by soaring 9-foot ceilings and a bright, open-concept layout that immediately feels spacious and inviting. Just off the entry is a generous front flex room, filled with natural light from large windows overlooking the front yard perfect for a home office, sitting room, or play area. The large front foyer offers a warm welcome with plenty of space and a convenient front hall closet for coats and storage. At the heart of the home is a chef-inspired kitchen featuring a massive central island, sleek granite countertops, stainless steel appliances, and full-height soft-close cabinetry. A walk-in pantry adds even more storage, keeping everything organized and within easy reach. Adjacent to the kitchen is a generously sized dining area, perfectly positioned for everyday meals or special gatherings.

A practical mudroom-style rear entry leads directly to the private backyard and double detached garage. Complete with a built-in bench and coat closet, this space adds everyday functionality without compromising on style.

Upstairs, you'll find 3 bright and spacious bedrooms, each with large closets and plenty of natural light. A well-appointed four-piece bathroom with full-height tile surround serves these rooms. Privately set apart, the primary suite provides a serene retreat, complete with



a four-piece ensuite and a large walk-in closet for added comfort and convenience. The upper-level laundry room adds another layer of practicality to your daily routine.

Outside, enjoy your fenced backyard and the convenience of a double garage offering ample parking and storage. Situated just minutes from schools, parks, shopping, and public transit, this home truly offers the perfect blend of location, luxury, and livability. Donâ€™t miss your chance to make it yoursâ€”book your showing today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255863    |
| Price          | \$539,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,549       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 289 Skyview Ranch Boulevard Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 1B6                        |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                       |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Unfinished                                                                                                   |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 20                   |
| Zoning         | R-2                  |
| HOA Fees       | 75                   |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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