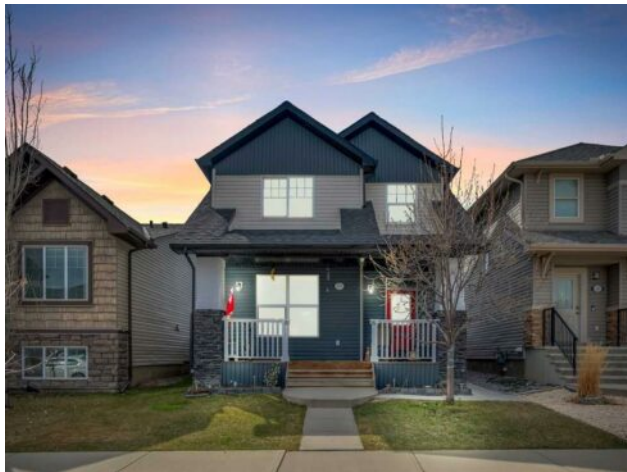


185 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2214567



**\$639,888**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, Separate Entrance		

**Inclusions:** Basement Appliances

Stylish 3-Bedroom Home with Illegal Basement Suite & Excellent Location! Welcome to this freshly painted, move-in-ready home featuring beautiful flooring throughout and a bright, open-concept main floor. The modern kitchen is designed for both functionality and style, complete with a central island and stainless steel appliances—perfect for entertaining or family meals. Upstairs offers a spacious primary bedroom with a private ensuite, two additional bedrooms, a full main washroom, and convenient laundry—making day-to-day living a breeze. The basement suite (illegal) offers excellent potential for extra income or multi-generational living. Enjoy summer days on the backyard concrete pad/deck, with a fully fenced yard for added privacy and a detached garage for secure parking and storage. Ideally located close to schools, parks, transit, and shopping, this home is a fantastic option for families, investors, or first-time buyers alike.