

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

MLS® #A2255863

\$539,900

3 Bedroom, 3.00 Bathroom, 1,549 sqft

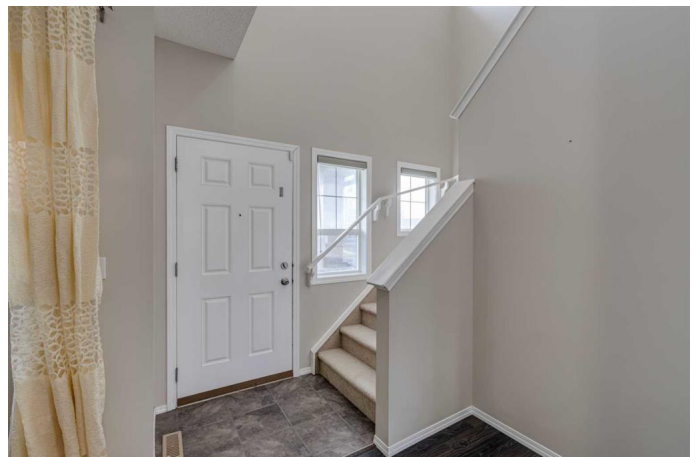
Residential on 0.06 Acres

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	8
Zoning	R-2
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.