



## 306 Skyview Ranch Road Calgary Alberta

\$499,999

Sitting on a prime corner lot in the heart of Skyview Ranch, this stylish 2 bedroom, 2.5 bathroom duplex offers the perfect blend of functionality and charm. With natural light pouring through the extra windows, the main floor boasts an airy open-concept layout featuring a bright living room, a chef-inspired kitchen with a central island, stainless steel appliances, and loads of cabinet space—all flowing into the spacious dining and great room. A thoughtfully designed mudroom at the back entry and a convenient half bath complete the main level. Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and spa-like ensuite, along with upstairs laundry for added ease. The unfinished basement offers room to grow, whether you're planning a home gym, office, or guest suite. Outside, enjoy a sunny south-facing porch, a fully fenced backyard, and a double detached garage with back lane access. Located in one of Calgary's fastest-growing communities, Skyview Ranch offers quick access to Stoney Trail, Country Hills Blvd, and the airport, along with nearby schools, parks, shopping, and public transit—making it an ideal spot for families, professionals, and investors alike. (id:6769)

3pc Bathroom 4.92 Ft x 8.67 Ft

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Bedroom 11.58 Ft x 13.25 Ft

Primary Bedroom 11.58 Ft x 16.17 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Dining room 12.75 Ft x 11.00 Ft

Kitchen 11.58 Ft x 10.00 Ft

Living room 18.17 Ft x 15.92 Ft

Listing Presented By:



Originally Listed by:  
4th Street Holdings Ltd.



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