



## 56 Skyview Ranch Lane Calgary Alberta

\$549,900

Best Value in Skyview Ranch! This beautifully maintained and upgraded two-storey home offers over 2,260 sq ft of total living space on a spacious East-facing lot—perfect for families and savvy buyers alike. Thoughtfully designed with a functional open-concept layout, this home blends comfort, style, and practicality in one of Calgary's most family-friendly communities. Step inside to a bright and welcoming living room, ideal for relaxing or entertaining, which flows effortlessly into the dining area and well-appointed chef's kitchen. The kitchen features stainless steel appliances, including a gas stove, granite countertops, upgraded cabinets and doors, custom tiled back splash, a kitchen window over the sink, custom tile backsplash, and an oversized central island—making it the heart of the home. Durable luxury vinyl plank flooring runs throughout the main floor. A back mudroom and 2-piece powder room add everyday convenience. Upstairs, the spacious primary suite includes a full private ensuite and a generous walk-in closet. Two additional bedrooms are well-sized and share a full bath with granite counters. The second-floor laundry room (washer/dryer included) is oversized and ideally located for busy families. The finished basement is ready for family fun with a large recreation room, hobby area, fourth bedroom, and complete with a full bathroom. Additional highlights include a high-efficiency furnace, high-efficiency hot water tank, upgraded light fixtures, wide custom baseboards and trims, and a full front porch—perfect for enjoying warm evenings and morning coffee. The cherry on top? A double detached garage provides secure parking and extra storage space. This home is move-in ready and offers exceptional value with room to grow in a thriving neighborhood with schools, parks, shopping, and transit nearby. Don't miss your chance to own this exceptional home in...

Recreational, Games room 20.08 Ft x 12.75 Ft

Bedroom 11.25 Ft x 11.08 Ft

Office 10.33 Ft x 5.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Furnace .00 Ft x .00 Ft

Living room 19.17 Ft x 12.83 Ft

Kitchen 12.92 Ft x 10.58 Ft

Dining room 10.00 Ft x 9.00 Ft

Pantry 5.42 Ft x 4.17 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.08 Ft x 11.75 Ft

Bedroom 10.00 Ft x 9.67 Ft

Bedroom 11.08 Ft x 9.08 Ft

Laundry room 3.58 Ft x 3.08 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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