



# 293 Skyview Ranch Road Calgary Alberta

\$359,900

Thoughtfully designed across 1,530 sq ft, this move-in ready 3-storey townhouse delivers functional living in a prime, walkable Skyview Ranch location just steps from Prairie Sky School, transit and endless amenities. An oversized entry-level mudroom creates a practical drop zone for jackets, bags and seasonal storage while providing direct access to the insulated and drywalled Double Attached Garage, keeping vehicles protected year-round. Main living unfolds on the second level where 9' ceilings and wide plank flooring enhance the sense of space and light. A welcoming living room invites relaxation with sliding doors to the balcony, supporting seamless indoor and outdoor living during warmer months. Nearby, a built-in office area offers a dedicated place to work from home, manage daily tasks or set up homework without sacrificing living space. Designed to anchor the open-concept layout, the kitchen features stainless steel appliances, full-height cabinetry for generous storage and a central island that encourages casual gathering and conversation. Designer lighting defines the adjacent dining area, creating an inviting setting for family meals and hosting friends. A privately tucked powder room adds convenience for guests. Upper-level living is thoughtfully arranged with a spacious primary retreat complete with its own 4-piece ensuite, offering privacy at the end of the day. A second bedroom is complemented by another full 4-piece bathroom, ideal for kids, guests or roommates. A flexible nook easily transitions into a reading corner, study area or play space as needs evolve. Convenient upper-level laundry eliminates the need to carry loads up and down stairs, simplifying everyday routines. Outdoor enjoyment extends beyond the balcony to a front-facing patio, providing an additional place to sit, barbecue or connect with neighbours. Set within Skyview Ranch and fra...

Living room 13.75 Ft x 13.75 Ft

Kitchen 14.08 Ft x 10.67 Ft

Dining room 11.25 Ft x 8.67 Ft

Other 5.50 Ft x 7.08 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

Primary Bedroom 11.50 Ft x 13.33 Ft

Bedroom 11.25 Ft x 11.83 Ft

4pc Bathroom 5.50 Ft x 8.00 Ft

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Foyer 8.42 Ft x 6.08 Ft

Other 8.83 Ft x 5.92 Ft

Furnace 4.42 Ft x 5.92 Ft

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Listing Presented By:



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