

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

MLS® #A2255863

**\$539,900**

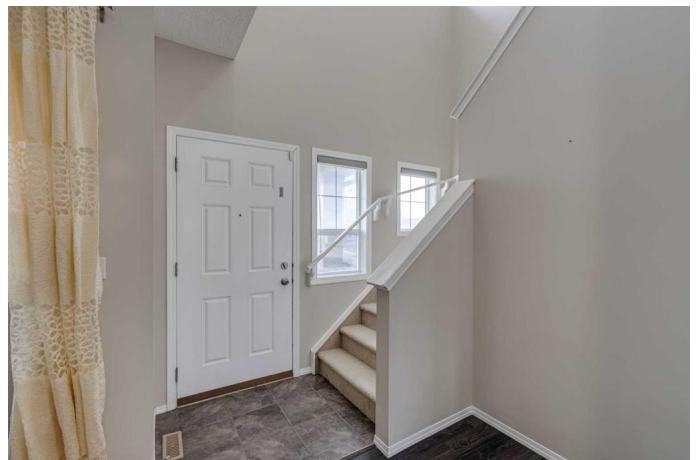
3 Bedroom, 3.00 Bathroom, 1,549 sqft  
Residential on 0.06 Acres

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	7
Zoning	R-2
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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