

**44 Skyview Ranch Lane NE**  
**Calgary, Alberta**

**MLS # A2292982**



**\$559,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Electric range, Hood fan, washer/Dryer and refrigerator for basement

Motivated seller! Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom duplex with a fully developed basement and double detached garage, thoughtfully designed for comfortable family living. The bright and spacious main floor features a welcoming living room and a stylish kitchen complete with granite countertops, a central island, walk-in pantry, and stainless steel appliances. The generous dining area easily accommodates a large table&mdash;perfect for family dinners and entertaining guests. Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and a private 4-piece ensuite bathroom. Two additional well-sized bedrooms and a full bathroom complete the upper level. The fully finished basement adds exceptional flexibility, featuring a large fourth bedroom, a separate kitchen, and a dedicated laundry area&mdash;ideal for extended family, guests, or additional living convenience. Enjoy the private backyard, while the double detached garage provides secure parking and extra storage to keep your vehicles protected year-round. With charming curb appeal and a welcoming front entry, this home offers convenient access to Deerfoot Trail, Stoney Trail, schools, parks, shopping, and transit. An excellent opportunity for families, professionals, or investors looking for a move-in-ready home in a fantastic location.