

**338 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2303495**



**\$455,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch   |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                   |
| <b>Size:</b>     | 1,233 sq.ft.  | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                                 | <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>   | Kitchen Island, Laminate Counters, Open Floorplan, Storage |                   |     |

**Inclusions:** Shed in Backyard (See Remarks)

Welcome to this well-maintained half duplex in the family friendly community of Skyview Ranch, offering incredible value and convenience. Ideally located just a 6&ndash;8 minute walk to Apostles of Jesus School and Prairie Sky School, this home is perfectly positioned for young families. Enjoy easy access to nearby playgrounds, shopping, amenities, and major routes including Stoney Trail, Deerfoot Trail, and Calgary International Airport. The main floor features modern **HARDWOOD FLOORING**, ample living room space, and a functional kitchen with **RECENTLY UPDATED STAINLESS STEEL APPLIANCES**, creating a cozy and stylish space for everyday living. Upstairs, you&rsquo;ll find **THREE BEDROOMS**, including a spacious primary retreat with its own **PRIVATE ENSUITE** including **STAND-UP SHOWER**, while the additional two bedrooms share a full bathroom. Two of the bedrooms have been **FRESHLY PAINTED (2025)**, adding a clean and updated feel. The **FULLY DEVELOPED BASEMENT** offers excellent flexibility including a convenient **KITCHENETTE** with sink, cupboards and extra counter space, and an additional half bathroom, making it ideal for extended family, guests, or added living space. Basement laundry is tucked away from the bedrooms, providing a quieter and more practical setup. Step outside to a **FULLY FENCED BACKYARD**, complete with a **POURED CONCRETE PAD** already in place, saving you time and money for future garage development. Additional updates include a **NEW ROOF** and partial siding (2025), along with a **NEWER HOT WATER TANK (2020)**, offering peace of mind for years to come. This home has been lovingly cared for and is ready for a new family to create lasting memories in a vibrant and growing community.