

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

**MLS # A2309191**



**\$514,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this well-appointed semi-attached duplex in desirable Skyview Ranch. This 3-bedroom, 2.5-bathroom home offers a practical, modern layout with plenty of natural light, a fenced yard for privacy and play, and a rear garage for convenient parking and storage. Ideal for families, first-time buyers, or those seeking low-maintenance living in a thriving Calgary community. Key Features - Property type: Semi-attached duplex - Bedrooms: 3 - Bathrooms: 2 full, 1 half - Location: Skyview Ranch, Calgary, AB - Outdoor space: Fully fenced yard - Parking: Rear garage - Main level: Open-concept living, dining, and kitchen - Upper level: Primary suite with ensuite, two additional bedrooms, shared full bathroom - Laundry: Upper level (conveniently located near bedrooms) - Infrastructure: Modern construction, energy-efficient features typical to new builds in the area Exterior Highlights - Privacy-fenced backyard, ideal for children, pets, and outdoor grilling - Rear integral garage with additional off-street parking - Low-maintenance exterior with modern curb appeal

Neighborhood Overview - Skyview Ranch is a growing, family-friendly community in Calgary - Access to green spaces, parks, and playgrounds - Nearby schools, shopping, cafes, and restaurants - Easy transit routes and quick drives to major roadways for commuting