

**222 Skyview Ranch Boulevard NE**  
**Calgary, Alberta**

**MLS # A2316681**



**\$499,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2012 (14 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 Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2

**Utilities:** -

**Inclusions:** none

Welcome to Skyview Ranch, one of Calgary's most vibrant and family-friendly communities! Conveniently located right in front of a bus stop and park, this home is perfect for families and commuters alike. Everyday essentials are closer than ever, with schools, parks, shopping, and amenities just minutes away. Step inside to a bright, open-concept layout filled with natural light from large windows. The kitchen has a large ISLAND that also works as a breakfast bar. The dining area gives ample room for a dining set and a dedicated pantry for extra storage. A convenient 2-piece powder room completes this level. Upstairs, the spacious primary bedroom offers a huge walk-in closet and a luxurious 4-piece ensuite bathroom. The second level also includes two generously sized bedrooms and an additional 4-piece bathroom, ideal for a growing family. New roof done in 2025.