

# \$725,000 - 145 Skyview Ranch Crescent Ne, Calgary

MLS® #A2209494

**\$725,000**

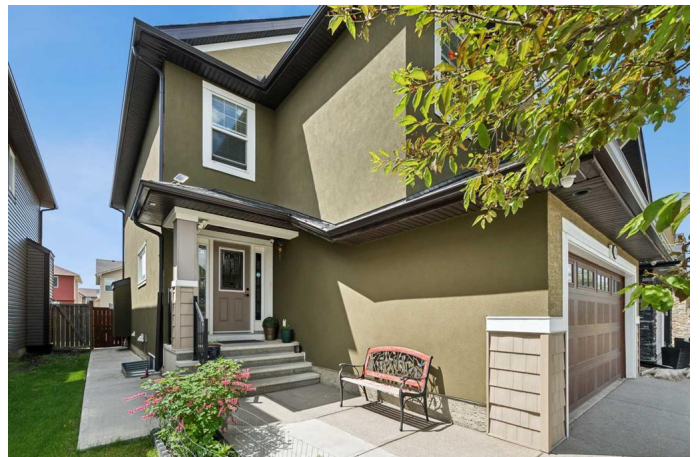
4 Bedroom, 3.00 Bathroom, 2,417 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

Your Dream Home in Skyview Ranch Awaits! Step into this stunning Morrison-built masterpiece located on a quiet, family-friendly street in the heart of Skyview Ranch – a vibrant, growing community with quick access to Country Hills Blvd and all the amenities you need! Offering over 2,400 sqft of living space, this home checks every box – with 4 spacious bedrooms, 2 full bathrooms, upstairs laundry, and a double front attached garage. Plus, there's an expansive bonus room ready to become your home theatre, playroom, or even a 5th bedroom with walk in closet and ensuite – the rough-in plumbing is already there! Main Floor Features: Bright & open concept layout, Home office/flex room – perfect for working remotely, Cozy living room with a gas fireplace and floods of natural light, L-shaped kitchen with granite countertops, stainless steel appliances, walk-through pantry, and loads of cabinetry, Spacious dining area leading to a sunny south-facing backyard. Step outside to your maintenance-free concrete deck – ideal for summer BBQs, relaxing evenings, and entertaining guests. The fully fenced yard is a secure haven for kids and pets, complete with a handy storage shed.

Need more space? The unfinished basement is a blank canvas ready for your vision – easily add 2 extra bedrooms or develop a LEGAL basement suite with its own kitchen for rental income! Check with the City of Calgary for requirements.



Recent Upgrades: New Stucco & Shingles

(2020) New Roof & Gutters (2025)

This is more than just a house – it’s your next chapter. Whether you’re upsizing, investing, or looking for a forever family home, this one has it all – space, location, flexibility, and VALUE.

Don’t wait – homes like this go fast.

Built in 2010

### Essential Information

MLS® #	A2209494
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,417
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Skyview Ranch Crescent Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0E2

### Amenities

Amenities	Dog Park, Park, Picnic Area, Playground, Recreation Facilities, Trash
Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated, On Street

# of Garages 2

## Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Wired for Sound, Bar, Bathroom Rough-in

Appliances Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Oven

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

## Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 7th, 2025

Days on Market 12

Zoning R-G

HOA Fees 75

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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