

# **\$639,900 - 233 Skyview Ranch Boulevard Ne, Calgary**

MLS® #A2207210

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,510 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

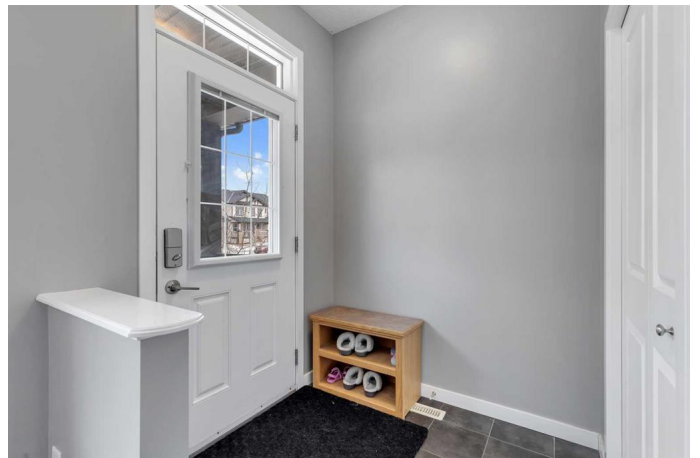
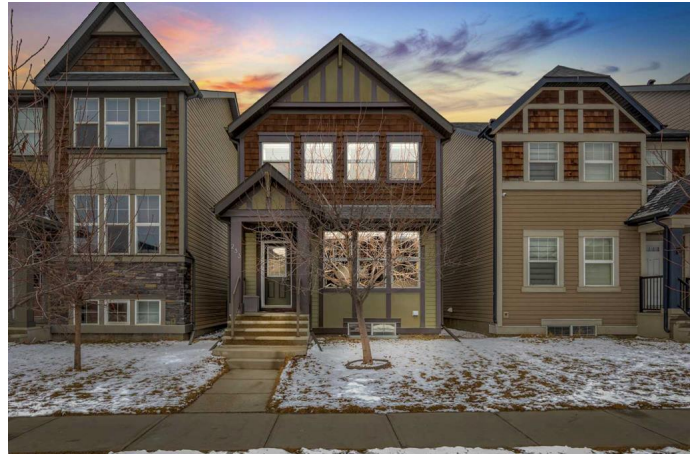
Don't miss this Jayman built 4 bedroom, 3.5 bath with double detached garage, A/C and HUGE windows! Upstairs you will find 3 good sized bedrooms which all have ceiling fans and large windows allowing lots of natural light. There is a full main bathroom with tile flooring and a full ensuite in the primary bedroom. The primary bedroom has a good sized walk-in closet and a huge window for ample natural light. The main floor open concept has 9 foot ceilings, many large windows for lots of natural light and a well-designed modern kitchen with stainless steel appliances, beautiful backsplash and a pantry. The main floor also has a desk nook which is perfect for those working from home or students and there is a 2 piece powder room perfectly located far from the kitchen near the entrance to the basement. The basement was developed with permits in 2020 and has a 4th bedroom with an egress window and a 4th ensuite bathroom beautifully designed with a tile shower, rec room and the large laundry/mechanical/storage room (17.8 x 17.0). The backyard has a good sized covered deck with new boards in 2023 as well as astro turf and brick also new in 2023. The double garage does fit a full sized truck.

Built in 2013

## **Essential Information**

MLS® #

A2207210



|                |             |
|----------------|-------------|
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,510       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 233 Skyview Ranch Boulevard Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 0M2                        |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | None                                 |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 2                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Basement   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line                        |
| Lot Description   | Back Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 26              |
| Zoning         | R-G             |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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