

# \$599,000 - 110 Skyview Ranch Manor Ne, Calgary

MLS® #A2229430

**\$599,000**

4 Bedroom, 4.00 Bathroom, 1,594 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

**\*\*OPEN HOUSE Saturday June 14 from 1pm - 3pm\*\*** Welcome to this stunning and unique 1594 Sqft. duplex in Calgary's sought-after Skyview Ranch. The open-concept main floor is highlighted by bold black tile flooring. The layout effortlessly connects the kitchen, dining, and living spaces, creating a welcoming environment that's perfect for everyday living and entertaining alike. At the front of the home, a versatile den offers the perfect spot to work, relax, or host guests with ease. The kitchen impresses with sleek black granite countertops, stainless steel appliances, plenty of cabinetry, and a spacious pantry for all of your storage needs. Completing the main level is a 2-piece bathroom, a mudroom, and 2 additional storage closets. Upstairs, you'll find three generously sized bedrooms. The Primary Bedroom features a serene ensuite bathroom with a soaker tub and standing shower, as well as a spacious walk-in closet. Completing the Upper level is a 4-piece bathroom, and large laundry room for convenience. The fully finished basement adds a fourth bedroom, and a large recreation room complete with a built-in bar—ideal for relaxing nights or entertaining friends. Step outside to your fully landscaped backyard, featuring low-maintenance artificial turf, a private patio, and a stylish deck. The front yard is also fully landscaped and features a covered front porch, elevating the curb appeal further. A double detached garage completes



this exceptional home, offering plenty of parking and storage. Located in the vibrant Skyview Ranch community, this home balances modern style with comfortable livingâ€”ready for you to move in and make it yours.

Built in 2013

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229430               |
| Price          | \$599,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,594                  |
| Acres          | 0.06                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 110 Skyview Ranch Manor Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N0L9                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 15              |
| Zoning         | R-G             |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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