

# \$584,000 - 34 Skyview Springs Rise Ne, Calgary

MLS® #A2227183

**\$584,000**

3 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Fall in Love with Your New Home! Charming 2-Storey in Desirable Skyview Ranch

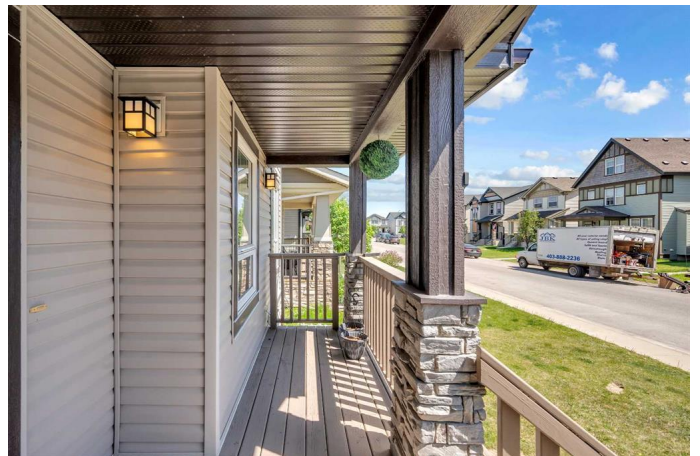
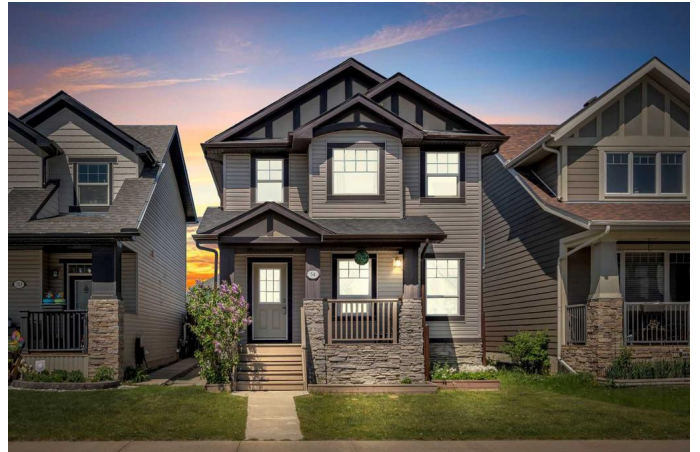
Welcome to this cozy and inviting 2-storey home located in the sought-after community of Skyview Ranch. With a semi-open concept layout, this home is perfect for families or first-time buyers.

Step into a bright and cheerful living room, flooded with natural light – the perfect spot to enjoy your morning coffee. The kitchen is well-maintained and functional, featuring a pantry tucked conveniently at the back and a large window in the dining area that creates a warm and vibrant atmosphere. Just off the kitchen, you’ll find a convenient 2-piece powder room.

Upstairs, you’ll discover a spacious primary bedroom with a walk-in closet and a private 4-piece ensuite bathroom. Two additional generously sized bedrooms and a second 4-piece bathroom complete the upper level.

The backyard offers a double detached garage and a lovely space for a garden – imagine growing your own vegetables and enjoying the scent of blooming flowers from your private back deck.

Located in a fantastic location with easy access to the airport, Stoney Trail, Deerfoot



Trail, CrossIron Mills, and an array of new shops and amenities.

Don't miss out on this great opportunity!  
Call today to book your private viewing.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227183    |
| Price          | \$584,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,322       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 34 Skyview Springs Rise Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N0B2                     |

### Amenities

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

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating      | Forced Air                                                               |
| Cooling      | None                                                                     |
| Has Basement | Yes                                                                      |
| Basement     | Full, Unfinished                                                         |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot                |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Vinyl Siding         |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 28             |
| Zoning         | R-G            |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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