

# \$594,900 - 163 Skyview Springs Manor Ne, Calgary

MLS® #A2230819

**\$594,900**

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

This meticulously landscaped property offers a rare opportunity to own one of the few homes in Skyview Ranch with a thoughtfully designed, low-maintenance front and backyard.

Featuring both front and rear decks, mature trees, and a charming garden, the outdoor space is perfect for relaxing or entertaining. Ideal for a small family, this home is just steps away from a playground, preschool, and junior high school, with quick access to Stoney Trail, providing a convenient commute in any direction. Inside, youâ€™™ll find tasteful upgrades throughout, including hardwood flooring in the entryway and kitchen, and ceramic tile in the open-concept living area. The modern kitchen is equipped with stainless steel appliances, including a brand-new stove, new dishwasher (The owner will provide a different Refrigerator, NOT the one shown in pictures). The cozy living room features a gas fireplace and built-in wiring for a wall-mounted TV. Upstairs, the home offers a private 5-piece ensuite in the primary bedroom, 2 comfortable bedrooms, a 4-piece main bath, and a â€” creating a perfect balance of comfort and functionality. A new washer & dryer set (two years of warranty remaining) in Basement. The oversized double detached garage is fully heated, insulated, and drywalled, and includes vinyl plank flooring with cork underlay, plus built-in wiring for surround sound, cable, and internet. Located just minutes from nearby transit, gas stations, and shopping, this home delivers exceptional value, thoughtful



upgrades, and everyday comfort. Don't miss your chance to make this beautifully maintained, move-in-ready property your new home in Skyview Ranch.

Built in 2009

**Essential Information**

MLS® #	A2230819
Price	\$594,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	163 Skyview Springs Manor Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0A7

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	100
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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