

# \$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, you'll find tasteful upgrades throughout, including hardwood flooring in the entryway and kitchen, and 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 "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, 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 |
| 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 | 76              |
| Zoning         | R-G             |
| HOA Fees       | 100             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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