



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

24 Royal Highland Court NW  
Calgary, Alberta

MLS # A2217927



**\$999,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Royal Oak              |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,785 sq.ft.           | Age:   | 2004 (21 yrs old) |
| Beds:     | 5                      | Baths: | 3                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.24 Acre              |        |                   |
| Lot Feat: | Back Yard, Private     |        |                   |

|             |                                   |
|-------------|-----------------------------------|
| Heating:    | Forced Air                        |
| Floors:     | Vinyl Plank                       |
| Roof:       | Asphalt                           |
| Basement:   | Finished, Full, Walk-Out To Grade |
| Exterior:   | Wood Frame                        |
| Foundation: | Poured Concrete                   |
| Features:   | Built-in Features, High Ceilings  |

|            |      |
|------------|------|
| Water:     | -    |
| Sewer:     | -    |
| Condo Fee: | -    |
| LLD:       | -    |
| Zoning:    | R-CG |
| Utilities: | -    |

Inclusions: None

Welcome to your private city retreat—an exceptional walkout bungalow nestled at the end of a quiet cul-de-sac, offering over 3,400 square feet of beautifully finished living space and stunning, uninterrupted views. This five-bedroom, three-bathroom home has been extensively renovated and offers open-concept living on both levels, with expansive windows that invite natural light and showcase the surrounding greenery. The walkout basement is a standout feature, perfect for extended family or guests. Two additional bedrooms, a full bathroom, and multiple living areas open to a spacious outdoor living space, creating a seamless blend of indoor and outdoor comfort. Sitting on an amazing southwest facing yard, the outdoor areas are designed for both relaxation and entertaining, with a large deck surrounded by trees—offering true privacy with no neighbors in sight. With a layout that perfectly balances space, function, and comfort, this home is ideal for families seeking flexibility and privacy in a serene, city-close setting. Don't miss this rare opportunity—contact your favorite agent today to experience it for yourself.