



**159 Royston Green NW
Calgary, Alberta**

MLS # A2301527



\$667,745

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,488 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

The Sequoia is one of Brookfield Residential's most sought-after semi-detached floorplans, offering nearly 1,500 sq ft of well-designed living space across two levels. This thoughtfully laid-out home features 3 bedrooms, 2.5 bathrooms, and two distinct living areas, ideal for modern family living. The main floor showcases an open-concept design with a centrally positioned kitchen that seamlessly connects the dining area and front great room. The upgraded kitchen includes a full suite of built-in appliances, highlighted by a sleek chimney-style hood fan. At the front of the home, the spacious great room is framed by a wall of windows, filling the space with natural light throughout the day. Toward the rear, the dining area overlooks the backyard, and a convenient 2-piece bathroom completes the main level. Upstairs, an open railing leads to a versatile bonus room that separates the primary suite from the additional bedrooms, providing added privacy. The primary bedroom, measuring approximately 11' x 13', features a walk-in closet and a private ensuite with a tiled walk-in shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The basement remains undeveloped, offering a blank canvas for future customization. Outside, the northwest-facing backyard is well-positioned to capture ample sunlight, and the home includes a private yard along with a double parking pad. This brand-new home comes with builder warranty coverage as well as the Alberta New Home Warranty for added peace of mind. Please note: Photos are from a show home and may not reflect the exact finishes of the property for sale.