



GRASSROOTS

REALTY GROUP

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**42 Royal Crest Point NW
Calgary, Alberta**

MLS # A2302537



\$699,900

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,275 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Back Lane, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 440
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Separate Entrance		

Inclusions: None

Wow! Approx. 2500 sf walkout bungalow backing on to green belt with view of downtown and Canada Olympic Park. Seeking a maintenance free lifestyle that provides comfort, luxury and a peace of mind and feel of a single family home with big backyard? 42 Royal Crest Point at the Royal View Estates offers it all, villa style living in one of the NW Calgary's most beloved communities - Royal Oak Estate. This walkout semi-detached bungalow offers 2500 sf of interior living space featuring a remarkable master retreat, two additional bedrooms in the lower level and a total 2.5 baths. This floorplan offers a walk in pantry and separate laundry room to maximize functionality! The open concept contemporary kitchen, living and entertaining space is sure to host many get-togethers. The interior finishes were professionally selected. Recently updated from top to bottom, offering countless upgrades such as stainless steel appliances, double french door in the primary bedroom, gas fireplace on each level and many other upgraded finishes throughout. The spacious living room featuring a gas fireplace and access to an expansive balcony overlooking the scenic, natural surroundings. A spacious primary bedroom comes with a 4-piece ensuite including a luxurious soaker tub, full tiled walk-in shower, walk-in closet, den and in-suite laundry for added convenience completes the main floor. Downstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom and additional living space with a second gas fireplace. With Country Hills Blvd and Stoney Trail just moments away and local shopping and amenities steps from your doorstep, you're never too far from your favourite places in the NW. The attached double garage and additional driveway space provide parking for two more cars - a rare feature in villa properties. Your lawn

care and snow removal to your front door is completely taken care of!