



**18 Royal Crest Way NW
Calgary, Alberta**

MLS # A2304459



\$899,900

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

MAJOR PRICE REDUCTION . Located on a quiet street in the highly sought-after community of Royal Oak, this impressive two-story executive home Total living space of 3289 sq.ft is must-see. From the moment you enter, you’ll notice the quality finishes throughout, including 9’ knockdown ceilings, rounded corners, brand new flooring, fresh paint, new appliances, and a striking combination of wrought iron and wood railings. The main floor features a bright, open-concept layout filled with natural light. A spacious front dining room offers flexibility and can easily function as a home office. The heart of the home is the expansive kitchen, complete with stainless steel appliances, granite countertops, extended cabinetry, and abundant workspace—perfect for both everyday living and entertaining. Adjacent is a generous breakfast nook and a welcoming family room with a cozy gas fireplace. A convenient 2-piece bath and a well-equipped laundry room with sink complete the main level. Upstairs, you’ll find a massive primary retreat with a private ensuite and plenty of space to unwind. Two additional bedrooms and a full 4-piece bathroom provide ample room for family or guests. The fully developed basement expands your living space with a large entertainment area, fourth bedroom, full bathroom, and a built-in home theatre system—ideal for movie nights. Step outside to enjoy the oversized composite deck, perfect for outdoor gatherings. Ideally located close to the new recreation Centre, schools, shopping, transit, and a wide range of amenities—this home offers exceptional value in a prime location. RMS MEASUREMENT BY FOOTHILLS MEDIA