



GRASSROOTS

REALTY GROUP

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**109 Royal Crest Terrace NW
Calgary, Alberta**

MLS # A2311540



\$820,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Gentle Sloping, Landscaped		

Heating:	Central, High Efficiency, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	SOLAR PANELS		

This is an outstanding home in the really outstanding neighborhood of Royal Oak. This classic fully finished 2 story has plenty of room for the whole family. The moment you enter you will be impressed by how bright and spacious this home really is. From the entry with its feature staircase to it's soaring front window to the modern kitchen with separate eating and large family room this home sparkles. There are 3 living areas including the more formal living dining area, a main floor family room and a huge recreation in the lower level. Upstairs the primary bedroom is a great size and the 5 piece bathroom has 2 sinks, a separate shower and a glorious soaker tub. There is a main floor office with the lower level flex room offering the potential for a study area or a work out room. El Nino or winter wont bother you, there's central air conditioning and a high efficiency furnace to keep you totally comfortable all year round. This is an opportunity you wont want to miss.