



**36 Royston Rise NW
Calgary, Alberta**

MLS # A2312322

\$849,999



Division:	Haskayne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, No Back Lane, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Modern Design, Functional layout welcome to this beautifully well maintained two-storey 2023 build home offering a perfect blend of modern style and everyday functionality, ideally situated on a quiet residential street. With attractive curb appeal and contemporary exterior finishes, this home stands out from the moment you arrive. This property showcases thoughtful design, quality finishes, and attention to detail throughout. The current owner took possession and moved in in late 2023, ensuring the home has been well cared for while still feeling like new. The main floor features a bright and open concept layout with large windows that flood the space with natural light, a spacious living area, and a well-appointed kitchen with ample cabinetry and extra-large island, perfect for both everyday living and entertaining. Upstairs offers generously sized 3 bedrooms, including a comfortable primary retreat, along with additional rooms ideal for family, guests, or a home office and a bonus room. Enjoy a practical outdoor space and convenient parking, all while being close to, parks, shopping, and major routes. An excellent opportunity to own a lightly lived-in a desirable location, perfect for families. The basement is un finished and waiting for your imagination.