



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**90 Royal Highland Road NW
Calgary, Alberta**

MLS # A2312514



\$829,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,135 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Attached, Garage Door Opener | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

| | | | |
|--------------------|---------------------------------------|-------------------|--|
| Heating: | Central, Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | Cable Internet Access, Electricity, Natural Gas, Phone |
| Features: | Open Floorplan, Pantry, Vinyl Windows | | |

Inclusions: Fish Tank in the basement, Shed in the backyard

RARE 6-BEDROOM, 4-BATHROOM FAMILY HOME offering over 3,000 sq. ft. of developed living space, including a highly desirable main-floor bedroom and full bathroom—perfect for growing and multigenerational families. Located on a quiet cul-de-sac in the sought-after community of Royal Oak, this beautifully maintained residence combines space, flexibility, and comfort for today's modern family. Step inside to a bright and inviting floor plan featuring freshly painted interiors, polished flooring, and abundant natural light throughout. The thoughtfully updated kitchen is equipped with modern appliances, ample cabinetry, generous counter space, and a walk-through pantry, making it ideal for both everyday living and entertaining. The adjoining living room is highlighted by an updated fireplace feature, creating a warm and welcoming gathering space for family and friends. A rare main-floor bedroom and full bathroom provide exceptional versatility for aging parents, extended family members, overnight guests, or a private home office. Upstairs, you'll find spacious bedrooms including a well-appointed primary retreat complete with a walk-in closet and full ensuite bath. The fully developed basement further expands the living space with additional bedrooms, a full bathroom, and a large recreation area perfect for movie nights, a games room, home gym, or teen retreat. Step outside and enjoy a beautifully maintained backyard designed for relaxation and outdoor living. Thoughtfully landscaped with large trees that provide a sense of privacy and greenery, the yard offers a peaceful setting to unwind or entertain. A charming water feature adds to the tranquil atmosphere, while the wooden pergola creates the perfect space for outdoor dining, morning coffee, or summer gatherings. A storage shed provides additional functionality and convenient space for gardening tools

and seasonal equipment. Recent updates include a newer roof (2021), hot water tank (2022), central air conditioning (2024) with remaining warranty, updated kitchen appliances, fresh paint, polished flooring, and fireplace enhancements, providing move-in-ready convenience and peace of mind. Ideally situated close to top-rated schools, parks, playgrounds, extensive walking pathways, shopping, restaurants, public transit, and the Shane Homes YMCA at Rocky Ridge, this home also offers quick access to Stoney Trail and Crowchild Trail for easy commuting throughout the city. Rarely do homes offer this combination of 6 bedrooms, 4 full bathrooms, over 3,000 sq. ft. of developed living space, and exceptional flexibility for multigenerational living. Whether you're accommodating a growing family, hosting extended family, or simply seeking more space to live and entertain, this Royal Oak gem is ready to welcome you home.