



**197 Royal Crest View NW
Calgary, Alberta**

MLS # A2314361



\$650,000

Division:	Royal Oak		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,308 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, No Back Lane, Pie Shaped Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 440
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, See Remarks, Skylight(s), Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained bungalow villa in one of Calgary's most desirable communities. Designed for comfort and convenience, this stunning home offers an open and functional layout with elegant finishes throughout. The main floor features a spacious primary bedroom complete with a walk-in closet and private ensuite. The bright kitchen is equipped with a massive granite island, ample cabinetry, and a generous dining area, perfect for entertaining. The large living room showcases a cozy fireplace and plenty of natural light. A convenient half bath with main floor laundry completes this level. The fully developed walkout basement offers two generously sized bedrooms, a full bathroom, and a huge recreation room with plenty of space for family gatherings, hobbies, or a home theatre. Enjoy low-maintenance villa living in a prime location close to parks, shopping, restaurants, and all major amenities. A rare opportunity to own a stylish and spacious bungalow villa in an exceptional community.