



GRASSROOTS
REALTY GROUP

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410 Royal Crest Bay NW
Calgary, Alberta

MLS # A2318303



\$1,175,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,624 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: Shed in backyard, Basement: washer, dryer, oven, microwave, dishwasher, refrigerator.

Welcome to Royal Oak Estates! This is an incredible opportunity to own a well maintained 5-bedroom home with over 3,850 square feet of developed living space and a fully finished walkout basement, all set on a massive 7,125 square foot lot with sunny west-facing mountain views! Tucked away on a quiet cul-de-sac and next to greenspace, this property offers the perfect blend of privacy, functionality, and outdoor living. A charming front porch welcomes you home and provides the ideal spot to enjoy your morning coffee in the sunshine. Step through the grand double-door entry into a bright, thoughtfully designed main floor. This level features a spacious walk-in coat closet, 2-piece powder room, large pantry, and a functional laundry room complete with a sink, storage, and natural light. Designed for both everyday living and entertaining, you have a formal dining area, casual breakfast nook, and an inviting living room anchored by a cozy gas fireplace with custom built-in TV surround. Step out onto the back deck featuring new glass railings and a gas BBQ hookup. The kitchen features high-end finishes, ample workspace, heated floors, and sit-up bar seating for additional dining options. A half-flight of stairs down brings you to another entryway with a built-in dog door for added convenience, leading to a covered patio and a beautifully landscaped backyard oasis complete with a full irrigation system. Rarely do yards of this size come available in Royal Oak. This sun-filled backyard offers plenty of room for the whole family, with a large grass area for play, and two covered patio areas. The fully finished walkout basement offers exceptional versatility with 9-foot ceilings, new vinyl plank flooring, a full kitchen, separate laundry, and a spacious bedroom with a 4-piece ensuite. Whether you're hosting family or guests, setting up for multi-generational living, creating

possible rental income, or designing the ultimate recreation space, this level adapts to your needs. An additional flex room provides the perfect space for a home gym, workshop, hobby room, storage or a 6th bedroom! On the upper level, you'll find four generously sized bedrooms, two full bathrooms, and a flexible bonus area ideal for a home office, study space, or reading nook. The primary retreat features elegant crown moulding and a large walk-in closet. A spa-inspired ensuite complete with heated floors, dual sinks, a walk-in shower, and a clawfoot soaker tub perfectly positioned beside corner windows framing beautiful mountain views. Living at 410 Royal Crest Bay NW means enjoying parks, pathways, and ravine trails just steps from your door, while maintaining quick access to the mountains, Crowchild Trail, Stoney Trail, and the Tuscany C-Train Station. Families will appreciate the excellent nearby schools, while shopping, dining, and everyday amenities such as the Rocky Ridge YMCA are all conveniently close by.