



**79 Royal Crest Way NW
Calgary, Alberta**

MLS # A2319646



\$749,900

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|------------------|--|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,064 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Insulated | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, Pantry, Walk-In Closet(s) | | |

Inclusions: N/A

Backing directly onto green space in the sought after community of Royal Oak Estates, this two storey delivers the kind of panoramic mountain and prairie views most buyers only dream about. An unbeatable setting and a location you simply cannot recreate. Step inside to an open and light filled main floor, with oversized windows that frame the view from nearly every room. The great room is anchored by a stone faced gas fireplace and flows into a bright dining area and a functional maple kitchen with an open, connected layout. You will love the central island with its built-in wine rack, the corner walk-in pantry, the stainless steel appliances, and the sunny breakfast nook tucked into a bay window that looks right out over the green space or step out onto your back deck to enjoy the serene and peaceful view. A powder room and main floor laundry round out this level. Upstairs, a spacious bonus room is the perfect spot to unwind, work, or play. The generous primary bedroom comes complete with a walk-in closet and a five piece ensuite featuring a corner jetted soaker tub, a separate shower, and a dual maple vanity. Two additional bedrooms and a full four piece bath complete the upper level, all comfortably sized for family and guests. Downstairs, the unfinished basement is a blank canvas ready for your vision, whether that is a rec room, a home gym, or future development. The partially elevated above ground basement has seven windows with three of them mirroring the bay above them in the kitchen nook. A newer furnace installed in 2022 and a water tank installed in 2023, adds real peace of mind, and the double attached garage keeps everyone out of the elements through the winter. In original, well cared for condition, this home is comfortable and livable just as it is, or ideal for a buyer who wants to renovate and make it their own. Then there is the setting. Backing

onto green space with panoramic views of the mountains and the city beyond, with a bike path and six ponds all within walking distance, plus schools, shopping, transit, close to YMCA rec centre and quick access to Stoney Trail close at hand. A true view lot in Royal Oak Estates rarely comes available. Book your private showing today.