



GRASSROOTS
REALTY GROUP

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5 Royal Crest Terrace NW
Calgary, Alberta

MLS # A2321634



\$1,050,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,653 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Gentle Sloping, Landscaped, Many Trees, Views		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Cedar Shake
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All, Full size fridge in the basement storage

Executive 4-bedroom walkout bungalow offering over 3,300 sq. ft. of living space in prestigious Royal Oak Estates, with two bedrooms on the main floor and two in the fully finished walkout basement — a functional layout offering true single-level living potential. This home has been extensively upgraded throughout. Mechanical and infrastructure updates include a dual-furnace heating system with a brand-new (2025) Lennox high-efficiency furnace for the main floor and a separate furnace for the lower level, premium Lennox central air conditioning, a new hot water tank (2025), updated main-floor electrical and light fixtures (2025), main-floor windows replaced (2018), a certified-maintained Cedar Shake roof (2021), a whole-house water softener, and built-in central vacuum. The newly upgraded kitchen showcases solid maple cabinetry with a clean white refresh (2024), matching custom tile backsplash (2024), premium granite countertops, a large central island with breakfast-bar ledge, an under-counter wine/beverage refrigerator, and a premium Bosch appliance package including a built-in wall oven (2025), integrated gas cooktop (2025), dishwasher (2022), and high-capacity refrigerator (2025), plus a Panasonic built-in microwave (2023) and main-floor Miele washer and dryer. The main level is further enhanced by an elegant formal dining room and a bright breakfast nook, ideal for both entertaining and everyday living. Interior architecture includes striking 10-ft ceilings with vaulted areas on the main level, solid hardwood and ceramic tile in primary traffic zones, and a gas fireplace with a floor-to-ceiling custom stone hearth, while the walkout lower level offers a 9-ft ceiling and a massive, wide-open recreation area and a generous storage/ mechanical room. Sited on a premium corner lot of 614 m²; (6,610 sq ft), the home's east-facing frontage and

unobstructed west-facing rear orientation flood the interior with natural light from morning through evening, while also offering partial Rocky Mountain views. The property has no back lane for maximum backyard privacy, a fully fenced yard, and a double attached fully finished front-drive garage.