



GRASSROOTS
REALTY GROUP

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311 Royal Crest Bay NW
Calgary, Alberta

MLS # A2325643



\$839,999

Division:	Royal Oak		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,541 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: dishwasher, dryer, electric stove, garage controls, microwave and hood-fan, refrigerator, garburator

Welcome home to 311 Royal Crest Bay N.W featuring over 2,700 sqft. of living space. This beautifully cared-for walkout bungalow is situated on a quiet Cul-De-Sac in the highly sought-after North West community of Royal Oak. Offering 4 spacious bedrooms (2 up-2 down) and 3 full bathrooms, this thoughtfully designed home provides the perfect balance of luxury, functionality, and style. The bright open-concept main level features an abundance of nature light via the large bay windows and includes a large living area with a cozy fireplace, a well-equipped kitchen with gorgeous cabinetry and a dining area that is steps away from the outdoor balcony. The large primary bedroom offers a walk-in closet and a majestic ensuite featuring a soaker tub and separate stand-up shower. The second bedroom on the main floor exhibits large closets and windows for natural light and connects to a 3-piece bathroom. A fully developed walkout basement with an abundance of natural light expands the living space with 2 LARGE additional bedrooms, a large recreation area, and direct access to the backyard, ideal for entertaining and accommodating others. The double attached garage provides added space for parking, storage and exceptional convenience. Set in one of Northwest Calgary's most desirable communities, this home is close to many amenities including: schools, parks, walk paths, near-by shopping, public transit, and major roadways.