



GRASSROOTS
REALTY GROUP

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81 Royal Crest Terrace NW
Calgary, Alberta

MLS # A2328877



\$828,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

*** OPEN HOUSE SUNDAY JULY 26TH: 1:00 PM - 4:00 PM *** Sunrise over open green space from the eating nook, mountains from the primary balcony. This three-bedroom, 2.5-bathroom two-storey backs onto protected reserve on an 8,826 square foot southeast-facing pie lot in Royal Oak Estates, with 2,208 square feet above grade and views from both levels. With no neighbours behind, the fenced and landscaped yard includes a large deck with a natural gas BBQ line, a garden shed, and apple, pear and two plum trees. A back gate opens directly onto the pathway network, with Royal Oak Pond Park a short walk away. Inside: central air conditioning, engineered hardwood, Hunter Douglas window coverings and 17-foot ceilings in the foyer and living room. Custom tile floors lead to a formal dining room with windows on three sides. The family room has a gas fireplace and opens to an eating nook with picture windows. The white kitchen features quartz countertops, a granite sink, a walk-in pantry and a centre island. A home office and laundry room complete the main floor. The primary suite has a walk-in closet, an ensuite with soaker tub and separate shower, and a private balcony with glass railings overlooking the reserve and mountains. Two further bedrooms and a 4-piece bathroom finish the upper level. The full basement is unfinished with large windows and roughed-in plumbing. Additional features include an oversized double attached garage, exposed aggregate driveway, central vacuum, water softener, kitchen water filtration and a new hot water tank. Walking distance to bus stops, the LRT and playgrounds, with quick access to the Shane Homes YMCA at Rocky Ridge, Royal Oak Centre, Stoney Trail and Crowchild Trail. One of the larger lots in Royal Oak Estates, with direct reserve frontage.

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