



GRASSROOTS
REALTY GROUP

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15 Royal Crest Terrace NW
Calgary, Alberta

MLS # A2335840



\$1,048,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,433 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Vacuum System, Basement - refrigerator, stove, dishwasher, microwave, washer/dryer (as-is)

Welcome to this beautifully maintained former Albi Homes showhome, offering an exceptional combination of space, functionality, and versatility in a quiet, family-friendly location. Perfectly situated on a peaceful street in Royal Oak Estates, close to parks, schools, and shopping, this impressive property also enjoys a sunny southwest-facing backyard, creating the perfect setting to relax and entertain. From the moment you step inside, you'll appreciate the bright, open-concept design enhanced with an open-to-above feature, creating a grand and inviting entrance. This home features newly painted walls, fresh carpet, rich hardwood flooring throughout the main level, and an abundance of oversized windows that flood the home with natural light. Comfort is ensured year-round with central air conditioning, two furnaces, a newly replaced water softener, a newly replaced hot water tank, and a convenient central vacuum system. A private office behind elegant French doors provides the perfect work-from-home space, while the spacious laundry room and convenient two-piece powder room add everyday functionality. At the heart of the home is the stunning kitchen, featuring quartz countertops, a large central island, pantry, stainless steel appliances, and numerous recent appliance upgrades. A large window above the sink overlooks the backyard while the open layout allows the kitchen to flow effortlessly into both the dining area and living room. The inviting living room is anchored by a beautiful gas fireplace with a striking floor-to-ceiling stone surround, custom wooden built-in cabinetry, and expansive windows that showcase the home's abundant natural light. Adjacent to the kitchen, the spacious dining area offers plenty of room, while providing direct access to the upper deck where you can enjoy peaceful southwest views. Upstairs, you'll find three generously sized

bedrooms featuring hardwood flooring, including a luxurious primary retreat featuring dual walk-in closets, and a spa-inspired five-piece ensuite complete with dual vanities, a relaxing soaker tub perfectly positioned beneath a southwest-facing window, and a separate water closet. Two additional oversized bedrooms each feature walk-in closets and share a well-appointed four-piece bathroom. The fully finished walkout basement features a spacious living room filled with natural light, two large bedrooms each with walk-in closets, a four-piece bathroom with dual vanities, and space for a full, functioning, kitchen. Completing this exceptional property is a fully insulated oversized double garage finished with durable epoxy flooring. Combining an outstanding location, quality finishes, flexible living space, and thoughtful upgrades throughout, this is a wonderful opportunity to own a home that truly offers something for every stage of life.