

## 109 Royal Crest Terrace NW Calgary, Alberta

MLS # A2311540



# \$820,000

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,167 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped		

<b>Heating:</b>	Central, High Efficiency, Exhaust Fan, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	SOLAR PANELS		

This is an outstanding home in the really outstanding neighborhood of Royal Oak. This classic fully finished 2 story has plenty of room for the whole family. The moment you enter you will be impressed by how bright and spacious this home really is. From the entry with its feature staircase to it's soaring front window to the modern kitchen with separate eating and large family room this home sparkles. There are 3 living areas including the more formal living dining area, a main floor family room and a huge recreation in the lower level. Upstairs the primary bedroom is a great size and the 5 piece bathroom has 2 sinks, a separate shower and a glorious soaker tub. There is a main floor office with the lower level flex room offering the potential for a study area or a work out room. El Nino or winter wont bother you, there's central air conditioning and a high efficiency furnace to keep you totally comfortable all year round. This is an opportunity you wont want to miss.