



## 132 Royal Manor Calgary Alberta

\$515,000

Discover your dream home in Royal Oak Estates, one of Calgary's most desirable neighborhoods. This beautifully maintained 2-storey townhouse boasts a bright, open-concept layout that's perfect for both relaxation and entertaining. As you step inside the MAIN LEVEL, a welcoming entrance sets the tone for the rest of this charming home, offering the perfect space for greeting guests. The spacious foyer leads to a practical mudroom, ideally located behind the attached single garage, providing ample storage for everyday essentials. Stylish tile and hardwood flooring throughout enhance the home's aesthetic appeal while making cleaning a breeze. The well-designed kitchen is equipped with newer stainless-steel appliances, generous counter space, and plenty of cabinetry for all your cooking needs. The functional layout also features a convenient breakfast bar, perfect for casual dining or entertaining guests. The spacious living room, complete with a cozy gas fireplace, sets the stage for memorable family gatherings. On the UPPER LEVEL, the primary bedroom offers a generous retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. Additionally, there's a second bedroom and another 4-piece bathroom, ensuring ample space for family or guests. A versatile BONUS ROOM can serve as an entertainment area or a playful space for children, making this home adaptable to your lifestyle. The fully FINISHED WALKOUT BASEMENT adds even more versatility, offering storage rooms and a laundry area. The open space is ideal for entertaining or recreational activities. With a separate entrance and rough-ins for a future bathroom, this space holds great potential for customization. This townhouse not only provides comfort but also offers convenient access to local amenities. The Tuscany LRT station is within walking distance, and a short drive will take you to the Royal Oak and Beac...

Recreational, Games room 18.42 Ft x 19.83 Ft

2pc Bathroom 6.17 Ft x 3.67 Ft

Other 14.08 Ft x 6.50 Ft

Dining room 7.08 Ft x 15.75 Ft

Foyer 11.08 Ft x 9.75 Ft

Kitchen 11.08 Ft x 9.67 Ft

Other 7.92 Ft x 7.00 Ft

Bedroom 9.25 Ft x 10.33 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bonus Room 9.33 Ft x 14.67 Ft

Primary Bedroom 13.67 Ft x 17.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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