



# 77 Royal Highland Road Calgary Alberta

\$999,999

Discover the perfect balance of style and comfort with this wonderful family home, recently enhanced with several upgrades. Nestled on a peaceful no-through road, this property offers stunning views of a lush ravine, creating an idyllic setting for family life. The entire house has been freshly painted, adding a modern touch to its inviting ambiance. Hardwood floors flow throughout the main level, up the stairs, and into the second floor. The front flex room connects to the kitchen via a handy butler's pantry--perfect for quick snacks whether you are using the room as a dining space or an office. The kitchen, with its refaced cabinets, is a showstopper. It features granite counters, a custom tile backsplash, ample maple cabinetry, and a gas hookup for stove enthusiasts. The tiered island with a breakfast bar is perfect for grabbing a quick meal, while the spacious dining nook offers a breathtaking view of the ravine and direct access to the newly landscaped backyard. The family room is cozy and inviting, with a warm fireplace for those chilly evenings. The laundry room, located off the mudroom, provides ample storage space, as does the oversized garage. The second level features a bonus room situated at the back of the house, maximizing the stunning views of the ravine. Just off the bonus room, you'll find a charming flex area lined with bookshelves and a built-in desk--perfect for homework or quiet reading time. This space leads to two kids bedrooms and a bathroom. The primary bedroom, on the other side of the bonus room, is massive, featuring a sitting area overlooking the ravine and a walk-in closet, making it feel like your own private sanctuary. The ensuite has dual sinks, an oval jetted tub, and a separate shower, providing a perfect retreat after a long day. As you make your way to the walkout basement, you will notice the comfortable cork flooring and the s...

- 5pc Bathroom 8.75 Ft x 8.08 Ft
- 5pc Bathroom 11.75 Ft x 13.75 Ft
- Bedroom 9.83 Ft x 13.75 Ft
- Bedroom 9.75 Ft x 13.75 Ft
- Family room 17.75 Ft x 14.50 Ft
- Office 9.75 Ft x 11.75 Ft

- Bonus Room 10.92 Ft x 8.08 Ft
- Recreational, Games room 29.92 Ft x 14.00 Ft
- Dining room 11.00 Ft x 8.42 Ft
- Family room 17.83 Ft x 13.92 Ft
- Kitchen 13.17 Ft x 13.92 Ft
- Living room 11.33 Ft x 11.08 Ft

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

Listing Presented By:



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**Mirror**

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Primary Bedroom 12.83 Ft x 13.92 Ft

Other 5.42 Ft x 10.42 Ft

4pc Bathroom 9.67 Ft x 12.42 Ft

2pc Bathroom 7.17 Ft x 5.08 Ft