



85 Royal Highland Road Calgary Alberta

\$1,250,000

Exquisite! This gorgeous home, with over 4,300 sq.ft. of living space, is nestled in the quiet and extremely desirable community of Royal Oak! South facing backyard, with large and bright windows, inviting full sun inside. Backing directly onto green space, with beautiful trees, walking path and playground nearby. Brand new Kitchen, Hardwood flooring on main floor, and Roof. Open below feature in the foyer, to welcome you into this grand house. Enjoy your summer days relaxing on the balconies, or hosting in your designer kitchen! The cold winter days, cozy up next to the fireplace. Upstairs have 4 bedrooms. You will find a very spacious Primary bedroom, with a beautiful view. A second primary with ensuite. The third bathroom can be turned into an ensuite as well. In the Walk-Out Basement, 2 additional bedrooms and full bathroom. Let your imagination go wild in this very large recreation room! This home have been loved by it's Original Owners. Now it's your chance to experience opulence in Royal Oak!***3D Tour Available*** (id:6769)

4pc Bathroom Measurements not available
 Bedroom 3.57 M x 3.38 M
 Bedroom 4.00 M x 4.19 M
 Recreational, Games room 10.37 M x 6.43 M
 Storage 1.76 M x 2.78 M
 Furnace 3.57 M x 3.19 M
 2pc Bathroom 1.75 M x 1.40 M
 Breakfast 2.90 M x 2.12 M
 Den 3.65 M x 3.33 M
 Dining room 5.23 M x 3.03 M

Family room 8.20 M x 4.27 M
 Kitchen 4.72 M x 3.05 M
 Laundry room 1.80 M x 2.53 M
 Living room 5.02 M x 3.69 M
 3pc Bathroom Measurements not available
 4pc Bathroom Measurements not available
 5pc Bathroom Measurements not available
 Primary Bedroom 4.76 M x 3.94 M
 Bedroom 3.66 M x 3.50 M

Listing Presented By:



Originally Listed by:
 MaxWell Capital Realty

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