



## 8 Royston Walk Calgary Alberta

\$849,900

This stunning new home is perfect for a family, investor or those looking to live in a beautiful home with lower monthly costs! This property features 2 living areas, a home office / flex space, 3 bedrooms, 2.5 bathrooms and a fully legal 1 bedroom basement suite! With over 1,800 square feet of living space on two levels + legal basement suite, this property is perfect for a family or investor looking for a dual income property. Located on a pie lot across from a park and just minutes from Rockland Park's incredible HOA with a hot tub, heated lap pool, pickleball courts, hockey rink and much more - this property is one of the best in the community! The thoughtfully designed 'Carlisle 2' by Brookfield Residential offers a large front flex space which is perfect for a home office. Beyond that, the open concept main living area has a kitchen that opens to both living and dining spaces, making it the perfect spot to entertain. The kitchen is complete with timeless two tone cabinetry that goes to the ceiling, a large corner pantry, chimney hood fan and built-in microwave. The large island has waterfall quartz countertops and custom pendant lighting accents the space perfectly. The large living area has a wall of windows that overlook the backyard. Resilient vinyl plank flooring flows throughout the main level, up the stairs to the 2 pc bathroom and throughout the bonus room. The primary suite is complete with a walk-in closet and 3 pc ensuite with walk-in shower and extended vanity. Two more generous-sized bedrooms, a full bathroom and laundry room complete the second level. The professionally developed legal basement suite has its own private side-entrance and features matching finishes throughout! The suite has a large living area, dining space, bedroom, 4 pc bathroom and private laundry. The exterior of the property has already been professionally finished with a ful...

Living room 9.50 Ft x 12.08 Ft

Dining room 8.00 Ft x 9.08 Ft

Kitchen 15.00 Ft x 8.00 Ft

Bedroom 9.75 Ft x 11.92 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

2pc Bathroom Measurements not available

Bonus Room 12.83 Ft x 12.75 Ft

Primary Bedroom 13.58 Ft x 12.50 Ft

2pc Bathroom Measurements not available

Bedroom 9.25 Ft x 11.58 Ft

Bedroom 9.33 Ft x 12.75 Ft

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

Listing Presented By:



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CIR

REALTY

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Great room

14.00 Ft x 13.50 Ft

Dining room

10.25 Ft x 11.33 Ft

Other

8.17 Ft x 12.00 Ft

4pc Bathroom

Measurements not available

Laundry room

Measurements not available