



## 10 Royal Manor Calgary Alberta

\$489,547

Welcome to the highly desirable community Royal Oak Estates, walking distance to the Tuscany LRT, schools, shopping and a large network of walking paths. Spacious executive townhome with an open floor plan featuring 9ft ceilings, a flex room in the entrance, large kitchen, dining and living room with a corner gas fireplace. Upper level boasts a large primary suite including a walk-in closet and a 4 pc ensuite. A second large bedroom, 4 pc bathroom plus a bonus or family room. The basement is developed with a large games room and a 4th bathroom rough-in. The garage has a tile floor. (id:6769)

Primary Bedroom 13.67 Ft x 17.67 Ft

Other 5.00 Ft x 5.58 Ft

Bedroom 9.33 Ft x 10.33 Ft

Family room 14.00 Ft x 9.33 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Recreational, Games room 18.75 Ft x 19.67 Ft

Furnace 18.75 Ft x 13.58 Ft

Living room 14.00 Ft x 11.08 Ft

Dining room 12.42 Ft x 8.17 Ft

Kitchen 11.50 Ft x 11.42 Ft

2pc Bathroom 6.08 Ft x 3.67 Ft

Other 11.42 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)



**Real Estate Professionals Inc.**

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