



## 20 Royston Walk Calgary Alberta

\$775,000

**\*\*Beautifully landscaped green space and playground in the front yard\*\*** Welcome to this stylish and elegant home that perfectly combines modern design with thoughtful features, ideal for families or investors! This 1839 sqft property impresses with its contemporary elevation and curb appeal, featuring a high 9-foot ceiling on both the main floor and basement for an open, spacious feel. Located directly across from a beautiful park with desirable south-facing exposure, this home is filled with natural light throughout the day, including in the basement, which features two additional windows for enhanced brightness. The main floor includes a convenient office space, and the kitchen features sleek stainless steel appliances, adding a sleek touch to the practical layout. Upstairs, you'll find three generously sized bedrooms, a versatile bonus room, and a convenient laundry room. A brand-new central A/C system ensures comfort during Calgary's warmer months. Outside, the double concrete parking pad offers ample space, and easy access to major highways simplifies commuting and city connections. Don't miss the chance to start fresh in this beautiful, sunlit home with park views--providing everything needed for comfortable, flexible living in an exceptional location! (id:6769)

Bonus Room 11.00 Ft x 13.17 Ft  
Laundry room 5.25 Ft x 6.42 Ft  
Primary Bedroom 11.58 Ft x 13.25 Ft  
Bedroom 9.75 Ft x 9.42 Ft  
Bedroom 9.75 Ft x 9.42 Ft  
3pc Bathroom 4.92 Ft x 8.00 Ft  
4pc Bathroom 4.92 Ft x 8.00 Ft

Living room 16.33 Ft x 14.50 Ft  
Kitchen 12.33 Ft x 12.58 Ft  
Dining room 13.33 Ft x 12.92 Ft  
Office 6.00 Ft x 8.42 Ft  
Foyer 5.00 Ft x 6.58 Ft  
2pc Bathroom 4.58 Ft x 5.08 Ft

Listing Presented By:



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