



## 22 Royal Terrace Calgary Alberta

\$1,350,000

Welcome to 22 Royal Terrace, an extraordinary TWO-STORY WALK-OUT with FULLY FINISHED BASEMENT that seamlessly combines luxury, comfort, and stunning surroundings. Situated on a quiet street in Royal Oak, this home offers over 3,753 SQFT of living space, featuring 5 BEDROOMS and 3.5 bathrooms, with PANORAMIC VIEWS of PONDS, the vibrant CALGARY CITYSCAPE, SKI HILL and the MAGESTIC ROCKY MOUNTAINS! From the moment you step inside, you're greeted by sophistication. The grand foyer, with its soaring ceilings and striking double staircase adorned with wrought iron spindles and in-stair lighting, creates a lasting impression. To the side, a bright and spacious office with oversized windows overlooks the front yard, offering an ideal space for work or reflection. The main floor is perfect for effortless living and entertaining. A large dining room flows into the living area, which features a cozy gas fireplace and hardwood flooring. This space opens to a private balcony equipped with a gas line—perfect for enjoying the breathtaking views. The gourmet kitchen is a chef's dream, with granite countertops, stainless steel appliances, and a large island with seating, making it a great spot for meals or gatherings. A walk-through pantry connects to a mudroom with built-in cubbies, laundry, and ample storage for added convenience. Upstairs, the primary suite is a true retreat. Relax on the private balcony with tranquil pond views or in the spa-inspired ensuite, featuring a jetted corner tub, a walk-in shower, double vanity, makeup desk, and an expansive walk-in closet. Two additional bedrooms, both with walk-in closets, share a large main bathroom with double sinks, accessible from the hallway and the family room. One bedroom offers delightful views, while the family room—with a second gas fireplace and an open-to-below design—provides a cozy space for relaxation. The fully finis...

Family room 18.33 Ft x 16.25 Ft

5pc Bathroom 8.00 Ft x 11.17 Ft

Bedroom 11.92 Ft x 11.17 Ft

Bedroom 10.92 Ft x 10.33 Ft

Primary Bedroom 14.92 Ft x 18.17 Ft

5pc Bathroom 16.08 Ft x 11.08 Ft

Recreational, Games room 19.33 Ft x 33.75 Ft

Foyer 11.67 Ft x 15.42 Ft

Office 13.75 Ft x 9.92 Ft

Laundry room 11.58 Ft x 11.25 Ft

Pantry 7.17 Ft x 6.67 Ft

Kitchen 9.83 Ft x 16.17 Ft

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Listing Presented By:



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Other 11.33 Ft x 7.83 Ft

3pc Bathroom 7.58 Ft x 8.17 Ft

Bedroom 15.33 Ft x 9.67 Ft

Bedroom 12.17 Ft x 9.67 Ft

Breakfast 11.42 Ft x 18.33 Ft

Living room 12.83 Ft x 20.75 Ft

Dining room 9.92 Ft x 14.92 Ft