



257 Royal Terrace Calgary Alberta

\$760,000

Open House- Saturday June 28th 12-2PM Welcome to Royal Oak Estates. Family Living in a Prime NW Calgary Location Set in the prestigious Royal Oak Estates, this spacious and well-designed 2,244 sq. ft. two-storey home offers incredible value for families looking to combine comfort, convenience, and lifestyle. With 4 bedrooms, 2.5 bathrooms, and a sunny west-facing backyard, this home delivers both functionality and room to grow. Enjoy a location that truly stands out, walking distance to the C-Train, top rated schools, lush parks, shopping, dining, and recreational amenities. Everything your family needs is right at your fingertips. Inside, the main level is warm and welcoming with 9-foot ceilings and hardwood flooring throughout. A formal living room with bay windows flows into a spacious dining area, perfect for hosting or family gatherings. The kitchen is the heart of the home, featuring a central island, walk-in pantry, and a bright breakfast nook that opens to the backyard patio. Unwind in the cozy family room with built-ins and a gas fireplace, or get focused in the main floor den, ideal for a home office or study space. A laundry room and powder room complete this highly functional level. Upstairs, you'll find four generously sized bedrooms, including a private primary suite with a walk-in closet and a 5-piece ensuite that offers a relaxing escape at the end of the day. The unfinished basement with rough-in plumbing provides a blank canvas for future development, whether it's a playroom, gym, or media lounge. Step outside into your west-facing backyard, complete with mature landscaping, a private patio, and a hot tub, a great spot to relax or entertain. With a strong family-friendly vibe, easy access to major roads, public transit, and some of Calgary's top-rated schools, this home is a standout in one of the NW's most desirable neighbourhoods. Don't miss this opp...

Recreational, Games room 29.92 Ft x 14.08 Ft

Family room 11.83 Ft x 21.92 Ft

Dining room 14.17 Ft x 9.00 Ft

Other 17.50 Ft x 14.42 Ft

Pantry 3.92 Ft x 3.92 Ft

Family room 13.42 Ft x 14.42 Ft

Living room 10.00 Ft x 12.92 Ft

Primary Bedroom 13.67 Ft x 14.00 Ft

5pc Bathroom Measurements not available

Bedroom 11.00 Ft x 10.92 Ft

Bedroom 10.58 Ft x 11.58 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



Originally Listed by:
eXp Realty

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Den 10.25 Ft x 8.92 Ft

2pc Bathroom Measurements not available

Bedroom 12.25 Ft x 11.00 Ft

Primary Bedroom 13.67 Ft x 14.00 Ft