



612 Royal Court Calgary Alberta

\$1,100,000

Welcome to this beautifully maintained and extensively enhanced home in the sought-after community of Royal Oak Estates. Perfectly positioned on a quiet street, this property backs partially onto a peaceful greenspace with mature landscaping, and has a huge pie shaped yard which is an ideal setting for both relaxation and family life. You will be blown away by how immaculate this home is! Inside, the open and contemporary floor plan is filled with natural light and showcases updated flooring throughout, freshly painted walls, newer carpets, and luxury vinyl plank on the main level. The kitchen is equipped with updated KitchenAid appliances, granite countertops, full-height cabinetry, and a large island. Completing the main floor is the spacious living room with a cozy gas fireplace, a formal dining room or flex area, a den perfect for those needing an in-home office space, and a bright breakfast nook creating a welcoming space for entertaining and everyday living. The main floor also features a convenient laundry room complete with quartz counters, a sink, and additional storage. Upstairs offers an expansive bonus room and three generously sized bedrooms all with custom closet organizers, and a 5 piece secondary bathroom for the kids to share. The primary suite is beautiful with a five-piece ensuite including a soaker tub, 2 sinks & separate shower. The lower level extends the living space with a large family room, den (easy to make this into your future 4th bedroom if you desire) and another full 5 piece bathroom. Step outside to enjoy the impressive outdoor spaces. The backyard features a massive composite deck that leads to a brand-new fully enclosed sunroom, perfect for enjoying the outdoors in any season. The yard is equipped with underground irrigation controlled by WiFi, and the pie-shaped lot is enhanced by a beautiful landscaping, custom shed, playground f...

5pc Bathroom 7.67 Ft x 9.75 Ft

5pc Bathroom 14.58 Ft x 12.17 Ft

Bedroom 9.83 Ft x 14.33 Ft

Bedroom 11.33 Ft x 11.17 Ft

Bonus Room 20.92 Ft x 14.67 Ft

Primary Bedroom 15.25 Ft x 15.33 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Breakfast 15.33 Ft x 9.08 Ft

Dining room 11.33 Ft x 11.33 Ft

Kitchen 15.33 Ft x 10.08 Ft

Laundry room 5.42 Ft x 8.83 Ft

Living room 13.67 Ft x 17.25 Ft

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Listing Presented By:



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5pc Bathroom 8.75 Ft x 7.17 Ft

Office 9.83 Ft x 9.75 Ft

Den 9.17 Ft x 9.92 Ft

Sunroom 17.92 Ft x 12.00 Ft

Recreational, Games room 27.83 Ft x 18.67 Ft