



## 82 Royston Park Calgary Alberta

\$769,900

This brand new home, the 'Oxford', is an incredible opportunity in the desirable new community of Rockland Park! This home is situated on a bright and sunny lot with a southeast facing front yard - allowing natural light to pour through the main level all day long while offering west sun in the backyard during the evening.

Featuring 3 bedrooms, 2.5 bathrooms and two living spaces + a home office / flex space and an undeveloped basement with a private side entrance, this property is perfect for investors, multi-generational living or those that want a large family home with space to grow! Built by Brookfield Residential, the Oxford is a stunning home boasting nearly 2,000 square ft. of living space. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan, built-in microwave and gas range. The main floor features a large great room with plenty of natural light and a main floor flex space with double doors for added privacy - making it perfect for a work-from-home space!

Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite that spans nearly 13'x13' and is complete with a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped but includes 9' foundation walls and rough-ins for a future suite (subject to City of Calgary approval)! Completing the home is a rear BBQ gas line for daily convenience and a double gravel parking pad with ample space to accommodate a garage if desired in the future. This...

Great room 18.83 Ft x 12.92 Ft

Dining room 9.00 Ft x 12.00 Ft

Other 8.42 Ft x 11.67 Ft

2pc Bathroom Measurements not available

Bonus Room 13.25 Ft x 12.17 Ft

Primary Bedroom 12.58 Ft x 13.00 Ft

4pc Bathroom Measurements not available

Bedroom 9.33 Ft x 10.92 Ft

Bedroom 9.17 Ft x 10.92 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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