



# 83 Royal Crest Way Calgary Alberta

\$775,000

Impeccable 2 storey home with a WALK-OUT BASEMENT, CENTRAL AIR CONDITIONING, OVERSIZED ATTACHED DOUBLE GARAGE, BACKING ON A GREENSPACE WITH MOUNTAIN VIEWS. Located in the heart of Royal Oak, this home offers over 2,700 Sq. Ft. of living space, perfect for any busy family. The timelessly elegant exterior includes stucco siding with perfectly matched rock trim. The main level offers 9' ceilings with an open floor plan, solid oak flooring in the living room with a warm gas fireplace to cozy up to on those cold winter nights. The kitchen boasts a central island with a raised breakfast bar, gas stove, Oak cabinetry, overlooking the breakfast nook with views of the South facing yard and the privacy of the green space. The patio doors just off the breakfast nook perfectly connect indoor/outdoor entertaining spaces regardless of rain or shine with a sealed membrane deck, and gas outlet for the BBQ. Upstairs you'll find a master bedroom retreat featuring South views of the green space, upgraded blackout blinds and curtains, a walk-in closet, and a luxurious ensuite with jetted soaker tub, and sky light. There are also two additional upstairs bedrooms. The massive bonus room gives you the perfect area to wind down at the end of the day, as an office space, rec room for the children, or whatever your lifestyle requires. The lower-level walkout basement consists of an open plan with roughed in plumbing for a future bathroom. The basement door spills out to South views of the green space and an exposed aggregate patio. The oversized double garage with a 5' bump out for the toys, will keep your vehicles warm and dry on those cold winter nights. Other features include WATER SOFTENER AND FILTRATION SYSTEM, 50 GALLON HOT WATER TANK, HIGH EFFICIENCY LENNOX FURNACE (2014), CENTRAL AIR CONDITIONING, CENTRAL VACUUM, GARDEN SHED, EXTRA SOUND DAMPENING INSULATION IN THE INTERIOR WALLS, ...

Kitchen 13.67 Ft x 10.92 Ft  
 Dining room 10.92 Ft x 9.58 Ft  
 Living room 17.67 Ft x 12.42 Ft  
 Foyer 5.92 Ft x 4.50 Ft  
 Laundry room 7.58 Ft x 5.92 Ft

Bonus Room 17.92 Ft x 16.42 Ft  
 Primary Bedroom 14.00 Ft x 12.92 Ft  
 Bedroom 10.67 Ft x 9.33 Ft  
 Bedroom 11.92 Ft x 8.92 Ft  
 4pc Bathroom 7.83 Ft x 5.92 Ft

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Listing Presented By:



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2pc Bathroom 5.00 Ft x 5.00 Ft

4pc Bathroom 11.67 Ft x 7.67 Ft