



## 85 Royal Crest Terrace Calgary Alberta

\$900,000

Welcome home to your bright, spacious property situated on an UNBELIEVABLE lot! This beautiful home sits on a PIE LOT that spans over 10,500 square feet...that's almost 1/4 of an acre! Imagine backyard BBQs with friends, campfires at night, room for kids to play soccer, or burn their energy on the custom "ninja warrior playset". You'll also love to quietly enjoy the serenity of the scenic greenspace all to yourselves. This stunning yard is surrounded by mature trees, adding to the peace and privacy as you enjoy your beautiful outdoor space. Inside, you'll find over 2400 square feet of beautifully designed living space, plus a gorgeous fully finished basement! The grand staircase and open-to-above entryway make a stunning first impression. This home offers everything you need: a front sitting room, a formal dining room, a home office/den, and a spacious family room that flows seamlessly into the kitchen and breakfast nook—ideal for both family living and entertaining. Upstairs, three generously sized bedrooms await, including a luxurious primary suite with double closets and a spacious ensuite. The fully finished basement is an entertainer's dream, featuring gorgeous built-ins, a full wet bar, a pool table, and even a cozy office space. With an additional bedroom and full bathroom, there's plenty of room for everyone. Located on a quiet street in the prestigious community of Royal Oak, this home offers more than just beautiful living spaces. You'll enjoy mountain views, parks, pathways, schools, and convenient shopping, all just minutes away. Plus, with quick access to Stoney Trail, the entire city and the mountains are at your fingertips. This is your chance to own a spacious, elegant home on one of the best oversized lots in Royal Oak. Don't miss out on this incredible opportunity! (id:6769)

4pc Bathroom 7.67 Ft x 4.92 Ft  
4pc Bathroom 10.50 Ft x 13.50 Ft  
Bedroom 10.92 Ft x 13.25 Ft  
Bedroom 11.33 Ft x 13.25 Ft  
Primary Bedroom 13.00 Ft x 18.17 Ft  
4pc Bathroom 10.75 Ft x 6.67 Ft  
Bedroom 10.75 Ft x 12.33 Ft

Furnace 6.92 Ft x 7.75 Ft  
Other 9.67 Ft x 8.92 Ft  
2pc Bathroom 5.92 Ft x 5.00 Ft  
Breakfast 8.50 Ft x 6.08 Ft  
Dining room 13.00 Ft x 12.17 Ft  
Family room 14.25 Ft x 17.58 Ft  
Foyer 7.83 Ft x 7.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

<https://julie.albertare.com/>



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Office 7.42 Ft x 5.58 Ft

Recreational, Games room 29.75 Ft x 19.17 Ft

Storage 9.75 Ft x 8.00 Ft

Kitchen 16.75 Ft x 14.83 Ft

Laundry room 6.92 Ft x 9.00 Ft