



86 Royston Park Calgary Alberta

\$867,633

The brand new 'Oxford' model by Brookfield Residential is a fully developed home with a legal basement suite + double detached garage! Featuring 2 living areas, a flex space / home office, 3 bedrooms, 2.5 bathrooms + a legal 1 bedroom basement suite with its own private entrance, this beautiful new home is perfect for a growing family, multi-generational living, or those that want additional income with a rental suite! With nearly 2,000 square feet of living space above grade, this sprawling home has ample space for a family and is designed with entertaining in mind. The front great room has a wall of south-facing windows allowing for natural light to pour through the main level all day long. A central fireplace in the great room is the perfect addition to cozy winter nights. The central kitchen is complete with a chimney hood fan, built-in microwave and gas range - all overlooking the dining and living areas making it the ideal space to host guests. The expansive pantry provides endless storage, adding to everyday convenience. A flex space, perfect for a home office, 2 pc powder room and mud room at the rear of the home complete the main level. The upper level has a central bonus room that separates the primary bedroom from secondary rooms for added privacy. The expansive primary suite, spanning ~13'x13' has ample space for a bedroom suite and has a large walk-in closet and private 4 pc ensuite with a walk-in tiled shower and dual sinks. Two more bedrooms, a main bathroom and a laundry room with storage complete the upper level. The professionally developed lower level has a side-entrance for private access to the legal basement suite. Complete with a full kitchen, dining area, living room, bedroom, bathroom, laundry and storage - this legal suite is the perfect guest space or can provide additional income if rented. The large backyard is a great outdoor living sp...

Living room 10.08 Ft x 12.50 Ft

Dining room 7.42 Ft x 10.00 Ft

Bedroom 9.75 Ft x 12.08 Ft

Laundry room Measurements not available

Great room 18.83 Ft x 12.92 Ft

Dining room 9.00 Ft x 12.00 Ft

Other 8.42 Ft x 11.50 Ft

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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